SOUTH LAKE UNION BLOCK 57 WEST

300 DEXTER AVENUE NORTH

WEST DESIGN REVIEW BOARD

SEATTLE DCI #: 3025418

EARLY DESIGN GUIDANCE (EDG) MEETING DATE: 11/02/2016

VULCAN

ZGF

ZIMMER GUNSUL FRASCA ARCHITECTS LLP

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1 STATEMENT OF DEVELOPMENT OBJECTIVES

DEVELOPMENT OBJECTIVES

LOT AREA

TOTAL LOT AREA = 23,980 SF (FAR BASE: 4.5 MAX: 7*)
*max 8 under MHA Legislation

PREFERRED SCHEME

TOTAL BUILDING GROSS
200,000 GSF

PARKING (2 LEVELS)
200 STALLS

DEVELOPMENT OBJECTIVES:

Design and construct a building on 4 lots on the east side of Dexter Ave N. between Thomas St. and Harrison St. The site is zoned SM-SLU 160/85-240, with a lot area of approximately 23,980 square feet. Project is a commercial structure consisting of approximately 200,000 sf of commercial office space, 10,000 sf of street level retail use, plus approximately 200 parking stalls in below grade garage, with parking and loading access from the alley east of the site. There are no residential units planned for the site.

POTENTIAL MHA (MANDATORY HOUSING AFFORDABILITY) HEIGHT & DENSITY INCREASE:

The currently adopted site zoning for this project allows a maximum height of 160 ft and a maximum FAR of 7. City Council is studying an MHA ordinance with bonus provisions above current zoning, and DRAFT MHA language for this site is projected to allow a maximum height of 175 ft, and a maximum FAR of 8.

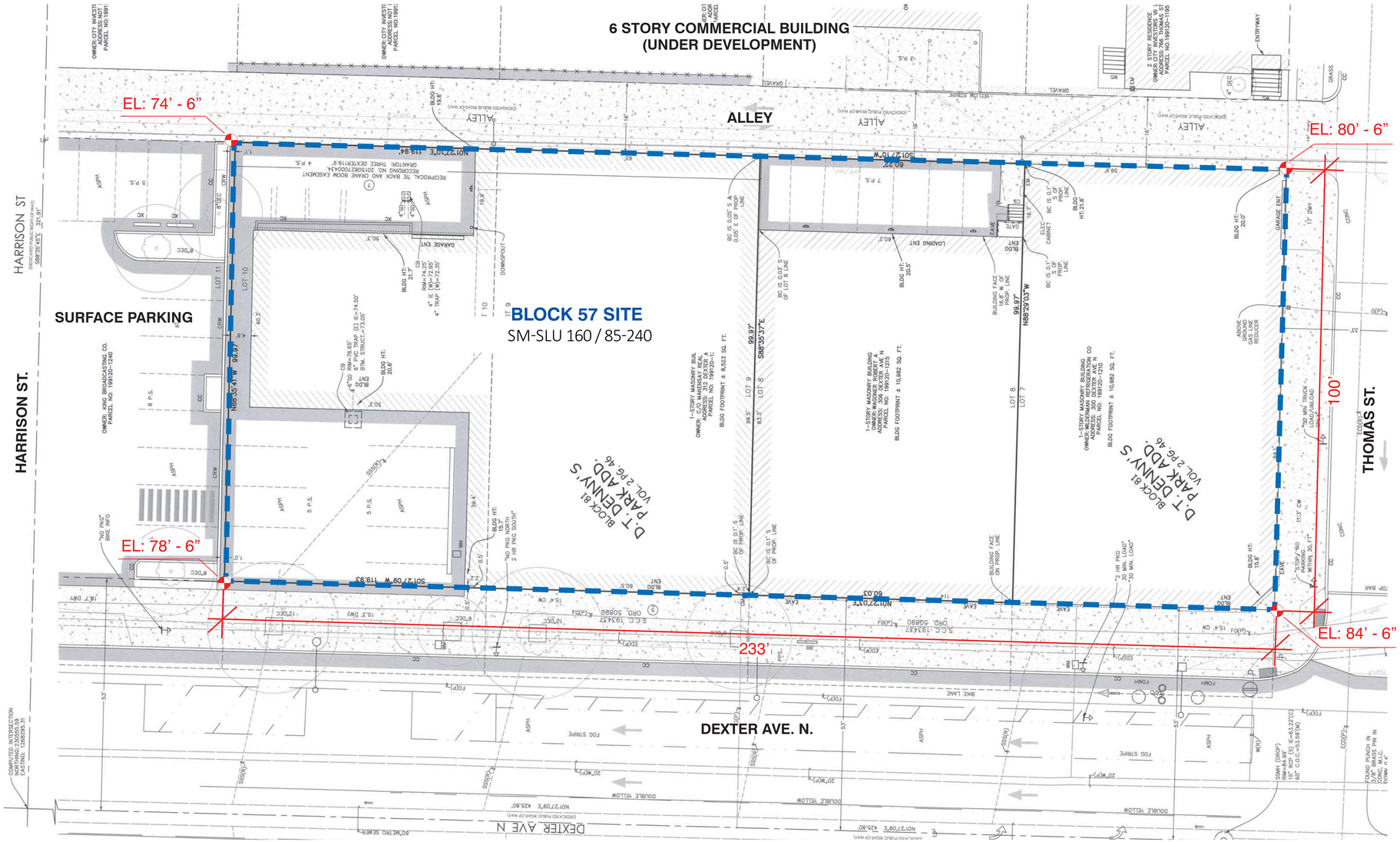
This project is planning to pursue the MHA bonus when that language is adopted, and assumes all risk that the specific language may change, and applicants would have to design to whatever code language is eventually Council adopted. For now, the 3 massing options shown on later pages in this booklet include a “Potential MHA Zoning Envelope” that reflects the above DRAFT code MHA language, and a “Current Code” version that meets current height and FAR maximums, but may include other departures.

At this EDG stage, the applicants seek DRB input on the additional height and FAR, especially pertaining to the DRB supported massing option. The DRB should primarily focus on the “CURRENT CODE” massing options.

PROJECT GOALS

- Create a sense of place for the site, the immediate neighborhood and the greater South Lake Union district.
- Respect and contribute to the character and quality of the neighborhood.
- Create open space in a thoughtful and deliberate manner in keeping with the Thomas Green Street Concept Plan and with the planned development along Thomas St. to the east.
- Build a sustainable project that strives for LEED Gold certification.
- Locate parking below grade, with parking and loading access from the alley.
- Utilize the full development potential of the site.
- Anticipate and pursue development under the pending MHA legislation and zoning criteria for the site.

DEVELOPMENT OBJECTIVES



PRELIMINARY SITE SURVEY

LEGAL DESCRIPTIONS

LOT 7, BLOCK 81, D.T. DENNY'S PARK ADDITION TO NORTH SEATTLE, ACCORDING TO PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 46, IN KING COUNTY, WASHINGTON,

EXCEPT THE WEST 20 FEET CONDEMNED BY THE CITY OF SEATTLE FOR WIDENING DEXTER AVENUE IN KING COUNTY SUPERIOR COURT CAUSE NO. 193437, AS PROVIDED BY ORDINANCE NO. 50890, OF THE CITY OF SEATTLE;

ALSO EXCEPTING THEREFROM THAT PORTION OF LOT 7, BLOCK 81, D.T. DENNY'S PARK ADDITION TO NORTH SEATTLE, ACCORDING TO PLAT, RECORDED IN VOLUME 2 OF PLAT, PAGE 46, IN KING COUNTY, WASHINGTON, LYING NORTH OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 3/4THS OF AN INCH SOUTH OF A POINT ON THE NORTH LINE OF SAID LOT 7, WHICH IS 100 FEET WEST OF THE NORTHEAST CORNER THEREOF; THENCE RUNNING EAST TO A POINT ON THE EAST LINE THEREOF, THREE INCHES SOUTH OF THE NORTHEAST CORNER, THEREOF.

LOT 8, BLOCK 81, D.T. DENNY'S PARK ADDITION TO NORTH SEATTLE, ACCORDING TO PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 46, IN KING COUNTY, WASHINGTON, EXCEPT THE WEST 20 FEET CONDEMNED BY THE CITY OF SEATTLE FOR WIDENING DEXTER AVENUE IN KING COUNTY SUPERIOR COURT CAUSE NO. 193437, AS PROVIDED BY ORDINANCE NO. 50890, OF THE CITY OF SEATTLE;

ALSO A PORTION OF LOT 7, BLOCK 81, D.T. DENNY'S PARK ADDITION TO NORTH SEATTLE, ACCORDING TO PLAT, RECORDED IN VOLUME 2 OF PLAT, PAGE 46, IN KING COUNTY, WASHINGTON, LYING NORTH OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 3/4THS OF AN INCH SOUTH OF A POINT ON THE NORTH LINE OF SAID LOT 7, WHICH IS 100 FEET WEST OF THE NORTHEAST CORNER THEREOF; THENCE RUNNING EAST TO A POINT ON THE EAST LINE THEREOF, THREE INCHES SOUTH OF THE NORTHEAST CORNER, THEREOF.

LOTS 9 AND 10, BLOCK 81, D. T. DENNY'S PARK ADDITION TO NORTH SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 46, IN KING COUNTY, WASHINGTON;

EXCEPT THE WEST 20 FEET THEREOF CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NUMBER 193437 FOR STREET PURPOSES, AS PROVIDED BY ORDINANCE NUMBER 50890 OF THE CITY OF SEATTLE.

ZONING OVERVIEW

CODE: Seattle Municipal Code, Title 23, Chapter 48, Seattle Mixed

ADDRESS: 300 Dexter Avenue North

ZONING: SM-SLU 160/85-240

DESIGN GUIDELINES: City of Seattle Design Guidelines; South Lake Union Design Guidelines

STREET DESIGNATIONS:

Dexter Ave N is a Class 2 Pedestrian Street

Thomas Street is a Neighborhood Green Street

SUSTAINABILITY GOAL: Target LEED Gold

SMC 23.48.005 Uses:

A. All uses are permitted outright, either as principal or accessory uses, except those specifically prohibited by subsection 23.48.005.B and those permitted only as conditional uses by subsection 23.48.005.C.

All proposed uses are allowed (Office, Retail, Below Grade Parking.)

D. Required street-level uses

1. One or more of the uses listed in this subsection *23.48.005*.D are required at street level on all lots abutting streets designated as Class 1 Pedestrian Streets shown on Map A for 23.48.240, except as required in subsection 23.48.205.A. The following uses qualify as required street-level uses:

a. General sales and service uses;

b. Eating and drinking establishments;

c. Entertainment uses;

d. Public libraries;

e. Public parks; and

f. Arts facilities.

Street-level use is anticipated to be retail.

2. Standards for required street-level uses. Required street-level uses shall meet the development standards in subsection 23.48.040.C.

SMC 23.48.020 Floor Area Ratio:

C. All non-exempt non-residential floor area above the base FAR is considered extra floor area. Extra floor area may be obtained, up to the maximum FAR, only through the provision of public amenities meeting the standards of Section 23.48.021 and Chapter 23.58A.

D. Floor area exempt from FAR calculations

1. The following floor area is exempt from maximum FAR calculations:

a. All underground stories or portions of stories.

b. Portions of a story that extend no more than 4 feet above existing or finished grade, whichever is lower, excluding access.

c. As an allowance for mechanical equipment, in any structure 65 feet in height or more, 3.5 percent of the total chargeable gross floor area in a structure is exempt from FAR calculations. Calculation of the allowance includes the remaining gross floor area after all exempt space allowed in this subsection 23.48.020.D has been deducted. Mechanical equipment located on the roof of a structure, whether enclosed or not, is not included as part of the calculation of total gross floor area.

d. All gross floor area for solar collectors and wind-driven power generators.

SMC 23.48.025 Structure height:

C. Rooftop features

2. Open railings, planters, skylights, clerestories, greenhouses, parapets, and firewalls may extend up to 4 feet above the maximum height limit with unlimited rooftop coverage. Insulation material or soil for landscaping located above the structural roof surface may exceed the maximum height limit if enclosed by parapets or walls that comply with this subsection 23.48.025.C.2.

3. Solar collectors may extend up to 7 feet above the maximum height limit, with unlimited rooftop coverage.

4. The following rooftop features may extend up to 15 feet above the maximum height limit, so long as the combined total coverage of all features listed in this subsection 23.48.025.C.4, including weather protection such as eaves or canopies extending from rooftop features, does not exceed 20 percent of the roof area, or 25 percent of the roof area if the total includes stair or elevator penthouses or screened mechanical equipment:

a. Solar collectors;

b. Stair penthouses;

c. Mechanical equipment;

d. Atriums, greenhouses, and solariums;

e. Play equipment and open-mesh fencing that encloses it, as long as the fencing is at least 15 feet from the roof edge;

f. Minor communication utilities and accessory communication devices, except that height is regulated according to the provisions of Section 23.57.012; and

g. Covered or enclosed common amenity area for structures exceeding a height of 125 feet.

ZONING OVERVIEW

5. For structures greater than 85 feet in height, elevator penthouses up to 25 feet above the height limit are permitted. If the elevator provides access to a rooftop designed to provide usable open space or common recreation area, elevator penthouses up to 45 feet above the height limit are permitted.

7. At the applicant's option, the combined total coverage of all features listed in subsections 23.48.025.C.4 and 23.48.025.C.5 may be increased to 65 percent of the roof area, provided that all of the following are satisfied:

a. All mechanical equipment is screened; and

b. No rooftop features are located closer than 10 feet to the roof edge.

8. In order to protect solar access for property to the north, the applicant shall either locate the rooftop features listed in this subsection 23.48.025.C.8 at least 10 feet from the north edge of the roof, or provide shadow diagrams to demonstrate that the proposed location of such rooftop features would shade property to the north on January 21st at noon no more than would a structure built to maximum permitted bulk:

a. Solar collectors;

b. Planters;

c. Clerestories;

d. Atriums, greenhouses, and solariums;

e. Minor communication utilities and accessory communication devices according to the provisions of Section 23.57.012;

f. Nonfirewall parapets; and

g. Play equipment.

9. Screening. Rooftop mechanical equipment and elevator penthouses shall be screened with fencing, wall enclosures, or other structures.

23.48.040 - Street-level development standards

A. General facade requirements. General facade requirements apply to Class 1 and Class 2 Pedestrian streets as shown on Map A for 23.48.240 and Map A for 23.48.440.

1. Primary pedestrian entrance. Each new structure facing a street is required to provide a primary building entrance for pedestrians from the street or a street-oriented courtyard that is no more than 3 feet above or below the sidewalk grade.

2. Minimum facade height. A minimum facade height is required for the street-facing facades of new structures, unless all portions of the structure are lower than the required minimum facade height listed below.

b. On Class 2 Pedestrian Streets and Neighborhood Green Streets the minimum height for street-facing facades is 25 feet.

B. Transparency and blank facade requirements. The provisions of this subsection 23.48.040.B apply to the area of a street-facing facade between 2 feet and 8 feet above a sidewalk (Exhibit A for 23.48.040) pursuant to subsection 23.48.040.B.1.

1. Transparency requirements apply to all street-facing, street-level facades, except for portions of structures in residential use, as follows:

a. For Class 1 and Class 2 Pedestrian Streets and Neighborhood Green Streets, shown on Map A for 23.48.240 and Map A for 23.48.440, a minimum of 60 percent of the street-facing facade must be transparent.

d. Only clear or lightly tinted glass in windows, doors, and display windows are considered transparent. Transparent areas shall be designed and maintained to provide views into and out of the structure. Except for institutional uses, no permanent signage, window tinting or treatments, shelving, other furnishings, fixtures, equipment, or stored items shall completely block views into and out of the structure between 4 feet and 7 feet above adjacent grade. The installation of temporary signs or displays that completely block views may be allowed if such temporary sign complies with subsection 23.55.012.B.

2. Blank facade limits. Any portion of the facade that is not transparent is considered to be a blank facade.

a. Blank facade limits for Class 1 and Class 2 Pedestrian Streets and Neighborhood Green Streets.

1) Blank facades shall be limited to segments 15 feet wide, except for garage doors, which may be wider than 15 feet. Blank facade width may be increased to 30 feet if the Director determines that the facade is enhanced by architectural detailing, artwork, landscaping, or other similar features that have visual interest. The width of garage doors shall be limited to the width of the driveway plus 5 feet.

2) Any blank segments of the facade shall be separated by transparent areas at least 2 feet wide.

3) The total of all blank facade segments, including garage doors, shall not exceed 40 percent of the street facade of the structure on each street frontage; or 55 percent if the slope of the street frontage of the facade exceeds 7.5 percent.

C. Development standards for required street-level uses. Street-level uses required by subsection 23.48.005.D, and street-level uses exempt from FAR calculations under the provisions of subsection 23.48.220.B.2, whether required or not, shall meet the following development standards:

2. The space occupied by street-level uses shall have a minimum floor-to-floor height of 13 feet and extend at least 30 feet in depth at street level from the street-front facade.

ZONING OVERVIEW

3. Street-level uses shall be located within 10 feet of the street lot line, except that if outdoor amenity area required in subsection 23.48.045.B, or other required open space, abuts the applicable street lot line and separates the street-facing facade from the street, the required street-level use may abut the amenity area or open space.

4. Pedestrian access to street-level uses shall be provided directly from the street, permitted outdoor common amenity area, or abutting required open space. Pedestrian entrances shall be located no more than 3 feet above or below sidewalk grade or at the same elevation as the abutting permitted outdoor common amenity area or required open space.

23.48.055 - Screening and landscaping standards

A. Landscaping requirements

1. All landscaping provided to meet the requirements of this Section 23.48.055 shall comply with the Director's rules adopted to foster the long-term health, viability, and coverage of plantings. The Director's rules shall address, at a minimum, the type and size of plants, spacing of plants, use of drought-tolerant plants, and access to light and air for plants.

2. Landscaping that achieves a Green Factor score of .30 or greater, pursuant to Section 23.86.019, is required for any lot with:

b. Development, either a new structure or an addition to an existing structure, containing more than 4,000 square feet of non-residential uses

B. Where screening or landscaping is required for specific uses in subsection 23.48.055.C, or when landscaping is required in setbacks as specified by development standards, the following types of screening and landscaping shall be provided:

1. Three foot high screening on street lot lines. The required screening may be provided as either:

a. A fence or wall at least 3 feet in height; or

b. A hedge or landscaped berm at least 3 feet in height.

2. Landscaping for setback areas and berms. Each setback area or berm required shall be planted with trees, shrubs, and grass or evergreen groundcover. Features such as pedestrian access meeting the Washington State Rules and Regulations for Barrier-Free Design, decorative pavers, sculptures, or fountains may cover a maximum of 30 percent of each required landscaped area or berm. Landscaping shall be provided according to standards promulgated by the Director. Landscaping designed to provide treatment for storm water runoff qualifies as required landscaping.

D. Street trees requirements

1. Street trees shall be provided in all planting strips. Existing street trees may count toward meeting the street tree requirement.

3. If it is not feasible to plant street trees according to City standards, either a landscaped setback a minimum of 5 feet deep is required along the street lot line, or landscaping other than trees may be located in the planting strip according to Department of Transportation standards. The street trees shall be planted in the landscaped area at least 2 feet from the street lot line if they cannot be placed in the planting strip.

23.48.065 - Noise and odor standards

A. All permitted uses and activities are subject to the noise standards of Section 23.47A.018.

B. All permitted uses and activities are subject to the odor standards of Section 23.47A.020.

23.48.075 - Light and glare standards

All permitted uses are subject to the light and glare standards of Section 23.47A.022.

23.48.085 - Parking and loading location, access and curb cuts

A. Parking accessory to non-residential uses may be provided on-site and/or within 800 feet of the lot to which it is accessory, according to the provisions of Section 23.54.025, Off-site parking.

B. Parking at street level within structures

1. Except as permitted under subsections 23.48.085.B.2 and 23.48.085.B.3, parking is not permitted at street level unless separated from the street by other uses, provided that garage doors need not be separated.

2. Due to physical site conditions such as topographic or geologic conditions, parking is permitted in stories that are partially below street level and partially above street level without being separated from the street by other uses, if:

a. The street front portion of the parking that is at or above street level does not abut a Class 1 Pedestrian Street requiring street-level uses; and

b. The street front portion of the parking that is at or above street level, excluding garage and loading doors and permitted access to parking, is screened from view at the street level; and

c. The street-facing facade is enhanced by architectural detailing, artwork, landscaping, stoops, and porches providing access to residential uses, or similar visual interest features.

3. Parking is permitted in a story that is partially above street-level and partially below street-level in a structure permitted in a setback area under the provisions of subsection 23.48.240.C.2.b.

D. Parking and loading access. If a lot abuts more than one right-of-way, the location of access for parking and loading shall be determined by the Director, depending on the classification of rights-of-way according to the following:

1. Access to parking and loading shall be from the alley when the lot abuts an alley improved to the standards of subsection 23.53.030.C and use of the alley for parking and loading access would not create a significant safety hazard as determined by the Director.

2. If the lot does not abut an improved alley, or use of the alley for parking and loading access would create a significant safety hazard as determined by the Director, parking and loading access may be permitted from the street. If the lot abuts more than one street, the location of access is determined by the Director, as a Type I decision, after consulting with the Director of Transportation. Unless the Director otherwise determines under subsection 23.48.085.D.3, access is allowed only from a right-of-way in the category, determined by the classifications shown on either Map A for 23.48.240 or Map A for 23.48.440 that is most preferred among the categories of rights-of-way abutting the lot, according to the ranking set forth below, from most to least preferred (a portion of a street that is included in more than one category is considered as belonging only to the least preferred of the categories in which it is included).

a. An undesignated street;

b. Class 1 Pedestrian Street;

c. Class 2 Pedestrian Street;

d. Designated Neighborhood Green Street.

3. The Director may allow or require access from a right-of-way other than one indicated by subsection 23.48.085.D.1 or subsection 23.48.085.D.2 if, after consulting with the Director of Transportation on whether and to what extent alternative locations of access would enhance pedestrian safety and comfort, facilitate transit operations, facilitate the movement of vehicles, minimize the on-street queuing of vehicles, enhance vehicular safety, or minimize hazards, the Director finds that an exception to the access requirement is warranted. Curb cut controls on designated Neighborhood Green Streets shall be evaluated on a case-by-case basis, but generally access from Neighborhood Green Streets is not allowed if access from any other right-of-way is possible.

23.48.205 - Uses for South Lake Union

C. Required street-level uses. Within the SM-SLU 160/85-240 zone, for development meeting the standards in subsection 23.48.230.B, structures with a street-facing facade along 8th Avenue N., or located on a designated Neighborhood Green Street (Map A for 23.48.240) shall have a minimum of 10 percent of the length of the street-level portion of that street-facing facade occupied by general sales and service uses, eating and drinking establishments, or entertainment uses, that meet the development standards for required street-level uses in subsection 23.48.240.E.

23.48.220 - Floor area ratio (FAR) in South Lake Union Urban Center

A. General provisions – Table A

Site is zoned SM-SLU 160/85-240, for a Base FAR of 4.5 and a Max FAR of 7, and a maximum height for non-residential development of 160 feet.

Under proposed HALA up-zoning in SLU, the Max FAR would be 8, and the max height would be 175 feet

*SEE PG 4 FOR MORE INFORMATION

B. The following floor area is exempt from FAR calculations:

2. Street-level uses identified in subsection 23.48.005.D, whether required or not, and that meet the development standards of Section 23.48.240; except that at locations meeting the conditions of Section 23.48.230, only gross floor area at street level that is a general sales and service, eating and drinking establishment, or entertainment use is exempt.

23.48.221 - Extra floor area in South Lake Union Urban Center

A. Calculation outside of an adopted Local Infrastructure Project Area

2. Means to achieve extra non-residential floor area. If the maximum height limit for non-residential use is greater than 85 feet and the lot is located in the South Lake Union Urban Center, the applicant shall:

a. achieve 75 percent of the extra non-residential floor area on the lot by using bonus non-residential floor area for affordable housing and child care pursuant to Section 23.58A.024, or housing TDR pursuant to subsection 23.48.221.B and Section 23.58A.042, or both.

b. achieve 25 percent of the extra non-residential floor area by using open space TDR pursuant to Chapter 23.84A or Landmark TDR pursuant to subsection 23.48.221.A and Section 23.58A.042.

B. Standards for TDP and TDR

1. All lots in the South Lake Union Urban Center that meet the definition of a TDR or TDP sites in Chapter 23.84A are eligible for transfer.

2. Receiving sites in the South Lake Union Urban Center may only receive TDP or TDR from sending sites in the South Lake Union Urban Center except that receiving sites in the South Lake Union Urban Center may receive Landmark or open space TDP or TDR from sending sites in Downtown or South Downtown if the applicant demonstrates to the satisfaction of the Director that no private or public entities are offering such TDP or TDR for sale in the South Lake Union Urban Center, at a price per square foot no greater than the fee-in-lieu rates for the payment option for affordable housing under Section 23.58A.014 for TDP and the payment option for affordable housing and child care under Section 23.58A.024 for TDR.

3. A cumulative combination of TDR and TDP exceeding a total of five times the lot area may not be transferred from any lot.

C. Minimum requirement. Development containing any extra floor area in South Lake Union Urban Center shall meet the following requirements:

1. LEED requirement

a. Except as described in subsection 23.48.021.C.1.b, the applicant will earn a LEED Gold rating or meet a substantially equivalent standard, and shall demonstrate compliance with that commitment, in accordance with the provisions of subsection 23.48.021.D.2.

ZONING OVERVIEW

23.48.225 - Structure height in South Lake Union Urban Center *SEE PG 4 FOR MORE INFORMATION

A. Base and maximum height limits

SM-SLU 160/85-240; for non-residential use, max height limit is 160 feet; under proposed HALA up-zoning in SLU, the max height would be 175 feet.

D. A proposal to build a structure greater than 85 feet in height in the SM-SLU 85/65-160 and SM-SLU 160/85-240 zones and located north of Mercer Street and West of Fairview Avenue within the South Lake Union Urban Center, requires the applicant to show that the proposed structure height will not physically obstruct use of the flight path shown on Map A for 23.48.225 or endanger aircraft operations.

Site is not in flight path on Map A.

E. All non-exempt floor area and residential floor area located above the base height is considered extra floor area. Extra floor area may be obtained above the base height, up to the maximum height, only through the provision of public amenities meeting the standards of Section 23.48.021 and Chapter 23.58A.

23.48.240 - Street-level development standards in South Lake Union Urban Center

A. Street-level development standards in Section 23.48.040 apply to all streets in SM-SLU zones designated as Class 1 Pedestrian Streets, Class 2 Pedestrian Streets, or Neighborhood Green Streets as shown on Map A for 23.48.240.

B. General facade requirements

1. Permitted setbacks from street lot lines. Except on lots subject to the provisions of subsection 23.48.240.C, the street-facing facades of a structure are permitted to set back from the street lot line as follows:

b. Except on Class 1 Pedestrian Streets, as shown on Map A for 23.48.240, and as specified in subsection 23.48.240.B.1, the street-facing facade of a structure may be set back up to 12 feet from the street lot line subject to the following (Exhibit B for 23.48.240):

1) The setback area shall be landscaped according to the provisions of subsection 23.48.055.B.2;

2) Additional setbacks are permitted for up to 30 percent of the length of portions of the street-facing facade that are set back from the street lot line, provided that the additional setback is located 20 feet or more from any street corner; and

3) Any required outdoor amenity area, or other required open space, or usable open space provided in accordance with subsections 23.48.240.E, 23.48.240.F, or 23.48.245.B.4.c is not considered part of the setback area and may extend beyond the limit on setbacks from the street lot line that would otherwise apply under subsections 23.48.240.B.1.b.1 or 23.48.240.B.1.b.2.

G. Required usable open space in the SM-SLU 85/65-125, SM-SLU160/85-240 and SM-SLU 240/125-400 zones

1. Except as provided for in subsection 23.48.240.G.3 and 23.48.240.F, in the SM-SLU 85/65-125, SM-SLU 85/65-160, SM-SLU 160/85-240 and SM-SLU 240/125-400 zones, on lots exceeding 30,000 square feet in area, proposed development containing extra floor area as provided for in Sections 23.48.021 and 23.48.221 shall provide usable open space as follows:

a. The minimum amount of required usable open space shall be equal to 15 percent of the lot area and shall generally be accessible at street level, with variations in elevation allowed to accommodate changes in topography;

b. The average horizontal dimension for any area qualifying as required usable open space is 20 feet, and the minimum horizontal dimension is 10 feet, except that there is no minimum horizontal dimension for additional pedestrian area abutting a sidewalk that is provided according to subsection 23.48.240.G.1.f;

c. A minimum of 45 percent of the required usable open space shall be exterior space open to the sky and shall abut a street along at least one street frontage and provide both visual and physical access from the street to pedestrians, including persons with disabilities;

d. Up to a maximum of 20 percent of the required usable open space may be covered overhead to provide weather protected space and a widened sidewalk area, if the following conditions are met:

1) The open space abuts a street lot line and is open and accessible to pedestrians along the sidewalk and,

2) If the space is covered by portions of the structure above, or is provided as an arcade open to the street, the minimum vertical clearance is 20 feet;

e. Up to a maximum of 35 percent of the required usable open space may be provided as enclosed space, such as a public atrium, a shopping atrium, wintergarden, or covered portion of a through-block pedestrian connection, if the enclosed open space meets all of the following requirements:

1) Direct access is provided to pedestrians, including persons with disabilities, from the street, or from an outdoor, usable public open space abutting the street;

2) The space is provided as one continuous area that is a minimum of 2,000 square feet in size. Space, such as lobby area, that is used solely to provide access between the structure's principal street entrance and elevators, does not qualify as required usable open space;

3) The minimum floor-to-ceiling height is 15 feet; and

4) The space is accessible to the public during normal business hours.

ZONING OVERVIEW

f. Up to a maximum of 10 percent of the required usable open space may be provided as an area abutting a sidewalk that extends the pedestrian area onto the lot or accommodates landscaping or extensions of right-of-way green factor treatment pursuant to Section 23.86.019. Minor changes between the sidewalk elevation and the elevation of the abutting sidewalk area are permitted to accommodate changes in topography, or to provide for features such as ramps that improve access for persons with disabilities.

2. Usable open space provided under this subsection 23.48.240.G is eligible to qualify as either amenity area for residential uses under Section 23.48.045 or open space required for office use under Section 23.48.250, or all three, provided the applicable standards of these sections are met.

Site is less than 30,000 sf; SMC 23.48.240.G.1 does not apply to open space requirements.

23.48.245 - Upper-level development standards in South Lake Union Urban Center

Lots in the SM-SLU 85/65-125, SM-SLU 85/65-160, SM-SLU160/85-240, SM-SLU 85-240, and SM-SLU 240/125-400 zones are subject to upper-level development standards that may include upper-level floor area limits, gross floor area limits and podium heights, upper-level setbacks, facade modulation, maximum facade widths, a limit on the number of towers per block, and tower separation requirements, as specified in this Section 23.48.245. For the purpose of this Section 23.48.245, a tower is a structure that exceeds a height of 65 feet for the SM-SLU 85/65-125 and SM-SLU 85/65-160 zones, 85 feet for the SM-SLU 160/85-240 and SM-SLU 85-240 zones, or 125 feet for the SM-SLU 240/125-400 zone.

B. Floor area limits and podium heights. The following provisions apply to development in the SM-SLU 85/65-125, SM-SLU 85-240, SM-SLU 85/65-160, SM-SLU 160/85-240, and SM-SLU 240/125-400 zones located within the South Lake Union Urban Center:

1. Floor area limit for structures or portions of structures occupied by non-residential uses.

d. For structures or portions of structures with non-residential uses that exceed a height of 85 feet, or that exceed the height of 105 feet under the provisions of subsection 23.48.245.B.1.b, or 120 feet under subsection 23.48.245.B.1.c, each story of the structure above the specified podium height indicated for the lot on Map A for 23.48.245 is limited to a maximum gross floor area of 24,000 square feet per story, except that the average gross floor area for stories above the specified podium height is 30,000 square feet for structures on a lot that meets the following conditions: [Conditions do not apply.]

4. Podium standards. The standards for podiums apply only to structures or portions of structures that include a tower that is subject to a floor area limit.

a. Height limit for podiums. The specific podium height for a lot is shown on Map A for 23.48.245, and the height limit extends from the street lot line to the parallel alley lot line, or, where there is no alley lot line parallel to the street lot line, from the street lot line to a distance of 120 feet from the street lot line, or to the rear lot line, if the lot is less than 120 feet deep. The podium height is measured from the grade elevation at the street lot line. In the SM-SLU 85/65-160 zone on the blocks bounded by Valley Street, Mercer Street, 9th Avenue North, and Fairview Avenue North, the line on Map A for 23.48.245 demarcating the different podium heights within these blocks is located 120 feet north of the northerly line of Mercer Street.

Map A for 23.48.245 shows a podium height of 65 feet for this site.

b. Podium floor area limits. For the podiums of structures with residential uses that exceed the base height limit established for the zone under subsection 23.48.225.A.1 and for structures with non-residential uses that exceed a height of 85 feet, the average floor area coverage of required lot area, pursuant to subsection 23.48.245.A, for all the stories below the podium height specified on Map A for 23.48.245, shall not exceed 75 percent of the lot area, except that floor area is not limited for each story if the total number of stories below the podium height is three or fewer stories, or if the conditions in subsection 23.48.245.B.4.c apply. [Conditions do not apply.]

c. The floor area limit on podiums in subsection 23.48.245.B.4.b does not apply if a lot includes one of the following:

1) Usable open space that meets the provisions of subsection 23.48.240.F

D. Facade modulation. For all structures with non-residential uses exceeding 85 feet in height, facade modulation is required for the street-facing portions of a structure located within 15 feet of a street lot line and exceeding the podium height specified for the lot on Map A for 23.48.245. No modulation is required for portions of a facade set back 15 feet or more from a street lot line.

1. The maximum length of a facade without modulation is prescribed in Table B for 23.48.245. This maximum length shall be measured parallel to each street lot line, and shall apply to any portion of a facade, including projections such as balconies, that is located within 15 feet of street lot lines.

2. If a portion of a facade that is within 15 feet of the street lot line is the maximum length permitted for an unmodulated facade, the length of the facade may be increased only if additional portions of the facade are set back a minimum of 15 feet from the street lot line for a minimum distance of 40 feet. If the required setback is provided, additional portions of the facade may be located within 15 feet of the street lot line.

F. Limit on tower structures per block

1. Only one residential tower, or one structure with non-residential uses exceeding 85 feet in height, is permitted on a single block front, except as further limited by subsections 23.48.245.F.3, 23.48.245.F.4, and 23.48.245.F.5.

2. For purposes of this subsection 23.48.245.F an existing tower is either:

a. A tower that is physically present, except as provided below in subsection 23.48.245.F.2.b; or

ZONING OVERVIEW

b. A proposed tower for which a Master Use Permit decision has been issued, unless and until either:

1) the Master Use Permit issued pursuant to such a decision expires or is cancelled, or the related application is withdrawn by the applicant, without the tower having been constructed; or

2) a ruling by a hearing examiner or court reversing or vacating such a decision, or determining such decision or the Master Use Permit issued thereunder to be invalid, becomes final and no longer subject to judicial review.

23.48.250 - Open space requirement for office uses in South Lake Union Urban Center

B. Quantity of open space. Open space in the amount of 20 square feet for each 1,000 square feet of gross office floor area is required for the following projects:

1. The project is on a lot located in an SM-SLU zone that has a height limit for non-residential uses that exceeds 85 feet; and

2. The project includes 85,000 or more square feet of gross office floor area.

C. Standards for open space. Open space may be provided on-site or off-site, as follows:

1. On-site open space

a. Open space on site or on an adjacent lot directly accessible from the project site shall satisfy the requirement of this Section 23.48.250 if it meets the standards of subsection 23.48.240.F or subsection 23.48.240.G and the open space is accessible to all occupants of the building.

b. Open space provided on-site under this requirement is eligible for amenity feature bonuses, where allowed in Section 23.48.021 or 23.48.221 when the following standards are met:

1) The space has a minimum horizontal dimension of 20 feet and a minimum floor-to-ceiling height of 13 feet;

2) The space is directly accessible to pedestrians, including persons with disabilities, from the street, or from an outdoor usable open space abutting the street;

3) The space is available for use during normal business hours;

4) Enclosed areas providing the connection between the structure's primary pedestrian access to the street and elevator cores, such as lobby space, do not qualify as required open space.

4. Open space provided under this Section 23.48.250 shall qualify as the open space required under subsections 23.48.240.F and 23.48.240.G, and this Section 23.48.250 if within one-quarter mile of the sending site.

23.48.280 - Required parking in South Lake Union Urban Center

A. Off-street parking spaces and bicycle parking are required according to Section 23.54.015, Required parking.

B. Maximum parking limit for non-residential uses

1. Except as provided in subsections 23.48.280.B.2 and 23.48.280.B.3, parking for non-residential uses is limited to one parking space per every 1,000 square feet of gross floor area in non-residential use.

23.54.035 - Loading berth requirements and space standards

A. Quantity of Loading Spaces.

1. The minimum number of off-street loading berths required for specific uses shall be set forth in Table A. (See Table A for Section 23.54.035.)

Table indicates 3 loading berths required for low demand (office) use.

C. Standards for Loading Berths.

1. Width and Clearance. Each loading berth shall be not less than ten (10) feet in width and shall provide not less than fourteen (14) feet vertical clearance.

2. Length.

b. Low- and Medium-demand Uses. Each loading berth for low- and medium-demand uses, except those uses identified in subsection C2d, shall be a minimum of thirty-five (35) feet in length unless reduced by determination of the Director as provided at subsection C2c.

c. Exceptions to Loading Berth Length. Where the Director finds, after consulting with the property user, that site design and use of the property will not result in vehicles extending beyond the property line, loading berth lengths may be reduced to not less than the following:

(ii) Low- and Medium-demand Uses. Twenty-five (25) feet.

ZONING OVERVIEW

Potential Departures/Director Decisions

1. SMC 23.48.245.D Upper Level Façade Modulation – limits the unmodulated façade length above the podium to 150 feet and above 125 feet to 120 feet in length, and establishes a 15-foot setback as the minimum needed to establish a break in the unmodulated façade.

We are presenting options showing schemes that comply with this subsection and that would require a departure from this subsection. In scheme B, we have created an upper level articulation across the full expanse of the west elevation, offering a façade modulation that is more at the scale of the Dexter arterial axis. Depending on the early design guidance we receive from the Board, we may pursue a scheme that requires a departure from the specific length and/or proscriptive elements of this subsection.

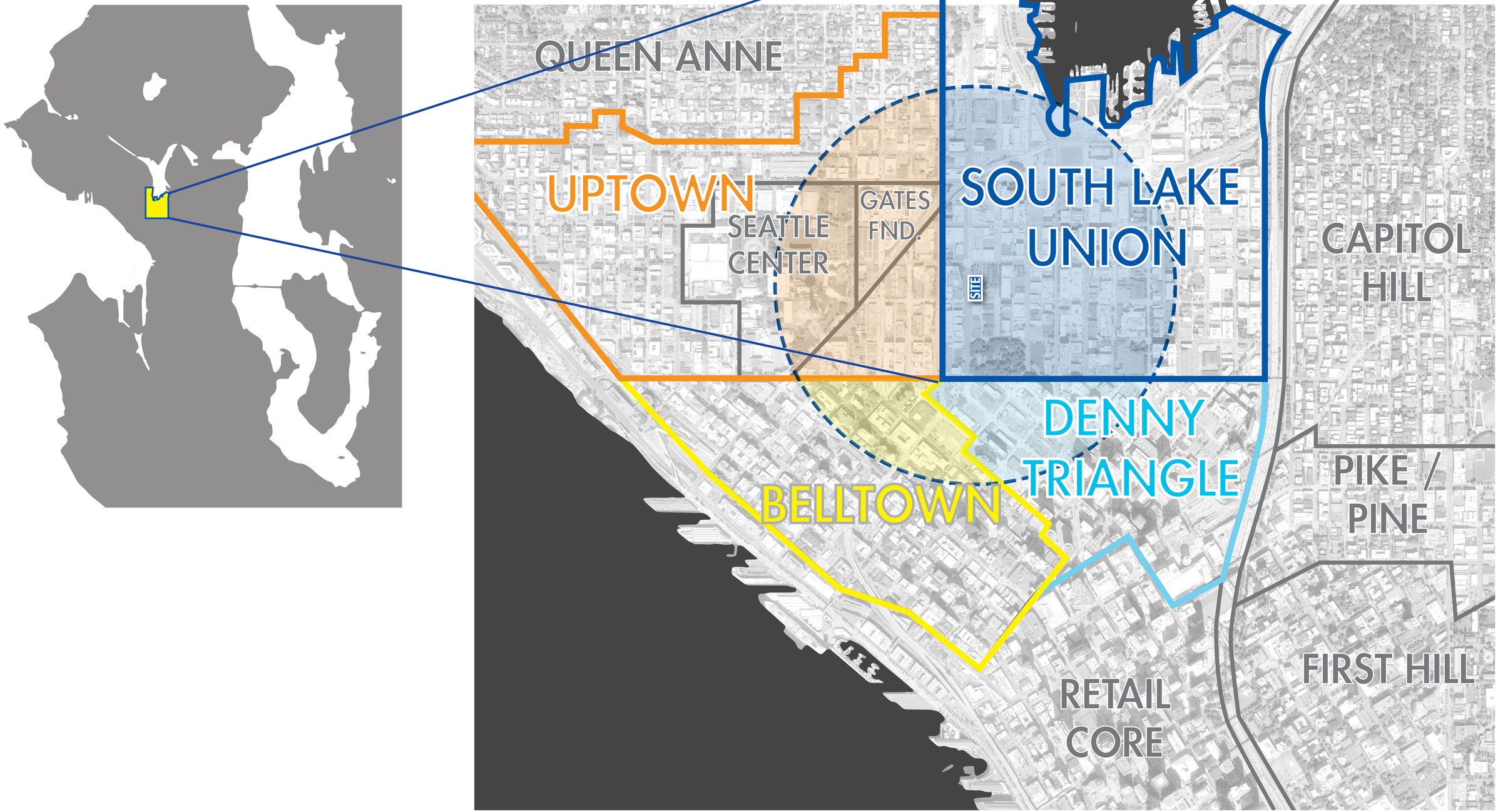
2. SMC 23.48.245.B.4.b Podium floor area limits – limits average floor area coverage below the podium height to 75% of lot coverage.

Due to our small lot size of just under 24,000 sf, this provision would force podium floorplates to be smaller than the tower floorplates above, limiting them to approximately 18,000 sf in size. This forces larger upper level floorplates to cantilever over the podium plates, creating real structural difficulties and limiting upper level sculpting and massing opportunities.

We ask for Board guidance and support in requesting a departure to the floor area limit imposed by 23.48.245.B.4.b, and ask that no podium lot coverage limit be applied to this site, other than coverage limits effectively created by open space requirements in 23.48.250.

2 SITE CONTEXT & URBAN DESIGN ANALYSIS

SITE CONTEXT VICINITY MAP

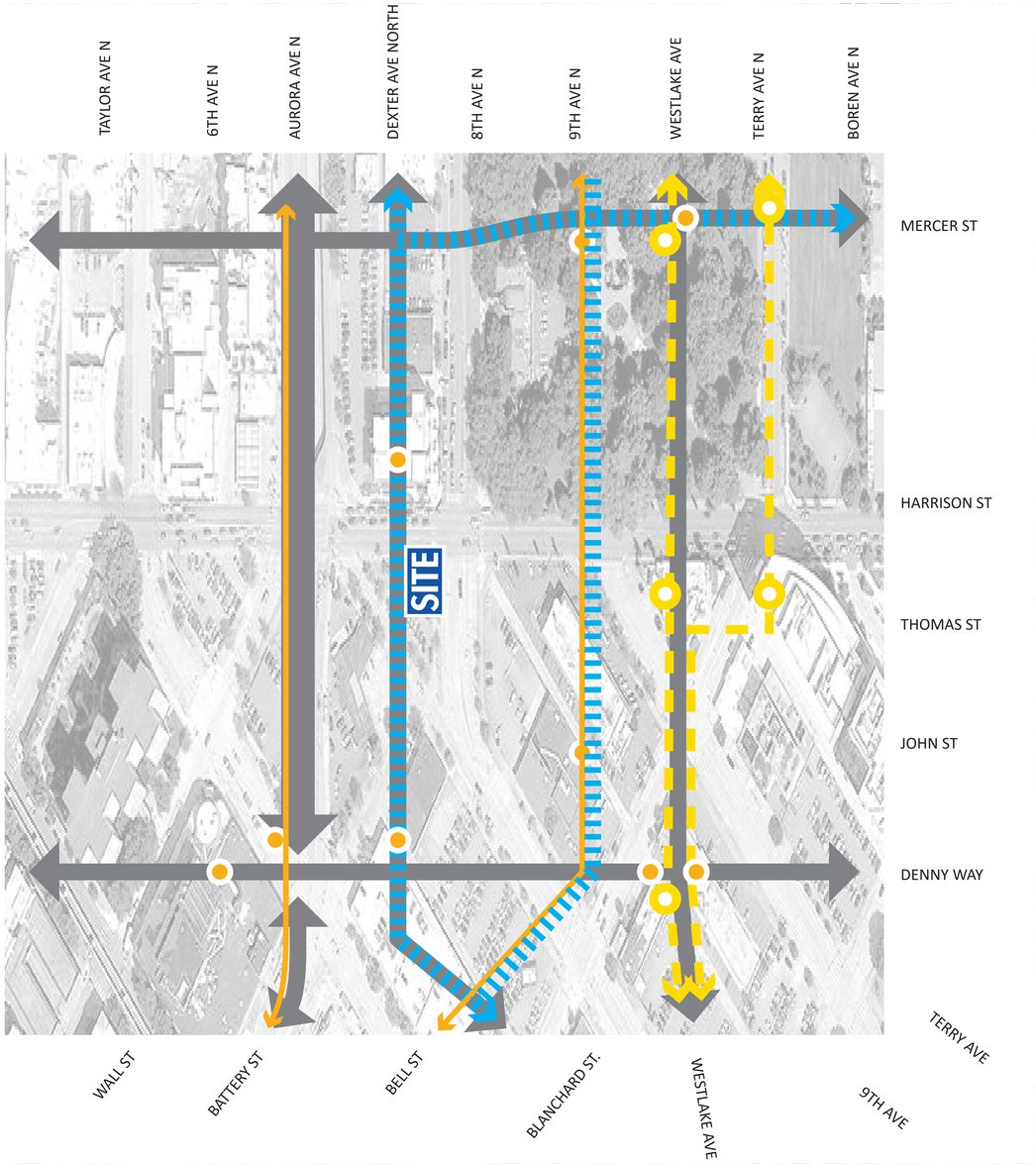


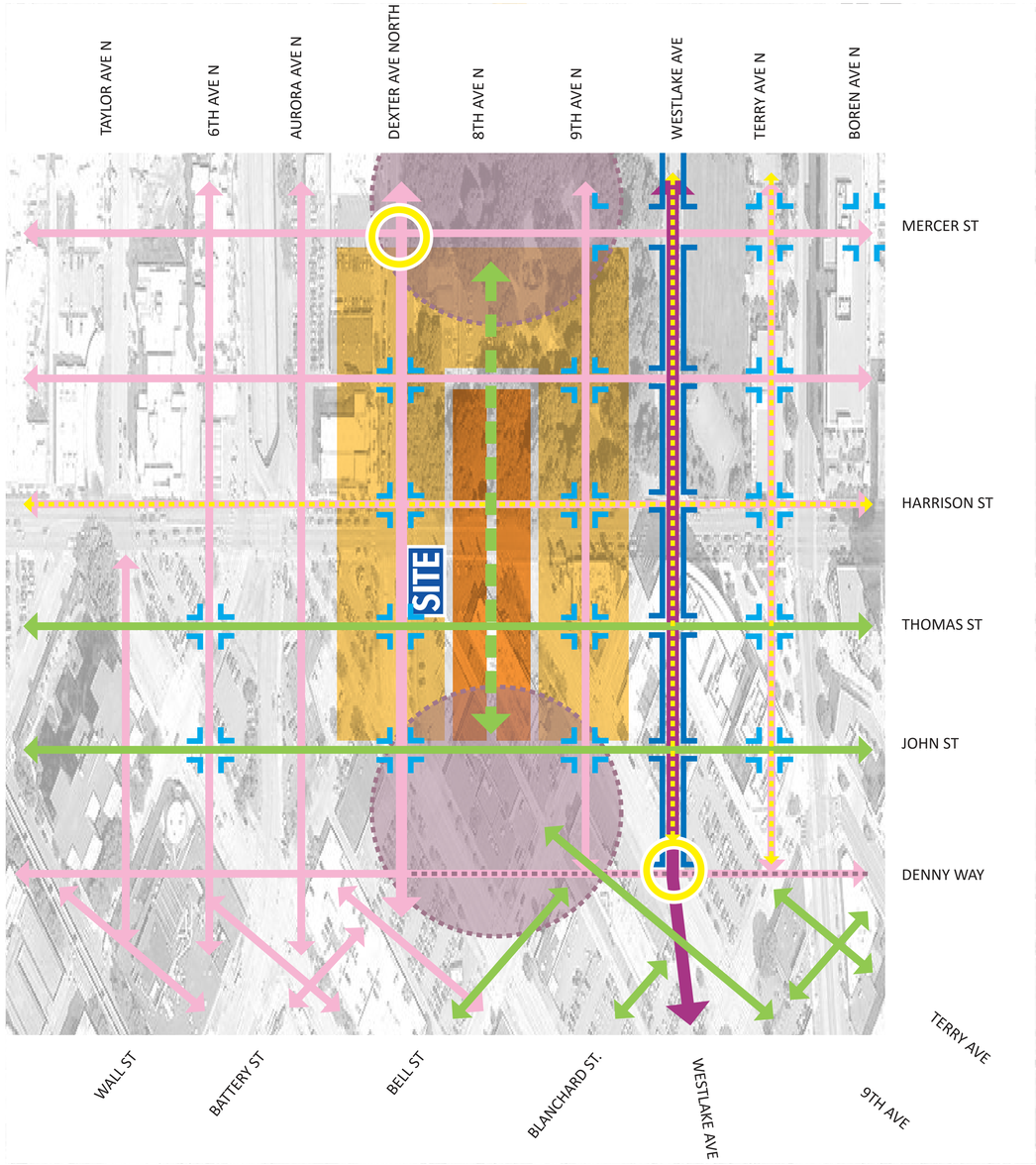
SITE CONTEXT ZONING AND NEIGHBORHOOD PLANS

SOUTH LAKE UNION ZONING AND USE TYPES

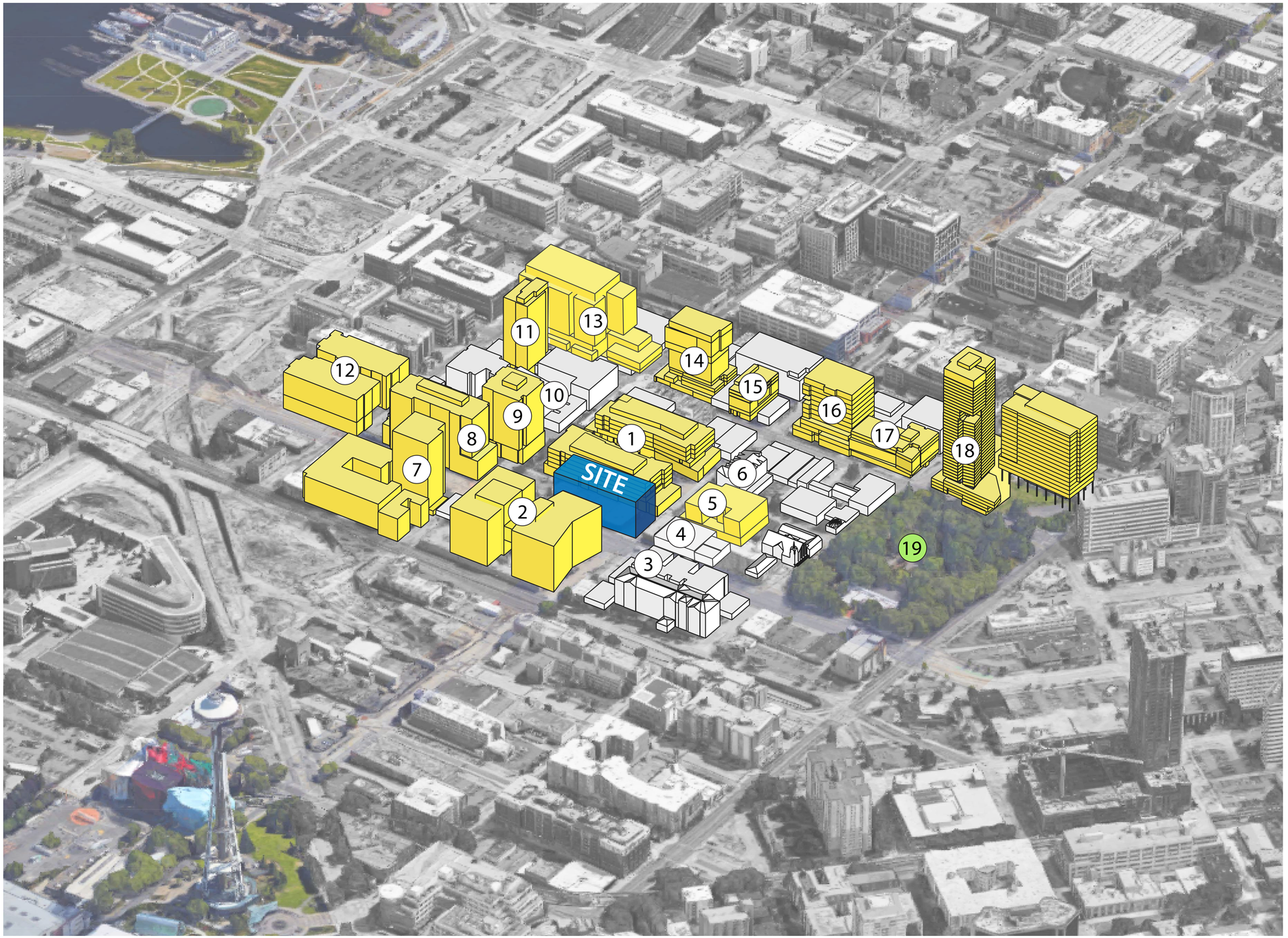
LOCATION OF BLOCK 57 WITHIN SOUTH LAKE UNION

URBAN DESIGN ANALYSIS PATTERN AND FORM





URBAN DESIGN ANALYSIS NINE BLOCK AERIAL



1. 333 & 330 8TH AVE N (FUTURE DEVELOPMENT)
2. 333 DEXTER (UNDER CONSTRUCTION)
3. 231 DEXTER AVE N / 211 DEXTER AVE N
4. 228 DEXTER AVE N
5. 777 THOMAS ST (UNDER CONSTRUCTION)
6. 230 8TH AVE N
7. 403 DEXTER (FUTURE DEVELOPMENT APPLICATION)
8. 400 DEXTER (UNDER CONSTRUCTION)
9. 401 8TH AVE (FUTURE DEVELOPMENT APPLICATION)
10. 800-810 HARRISON STREET
11. 427 9TH AVE N
12. 500 DEXTER AVE N
13. 400 9TH AVE N
14. 901 HARRISON STREET
15. 308 9TH AVE N
16. 234 9TH AVE N
17. 910 JOHN STREET
18. 110 9TH AVE N
19. DENNY PARK

NEW / FUTURE DEVELOPMENT

EXISTING / NO DEVELOPMENT PLANNED

URBAN DESIGN ANALYSIS CONTEXT IMAGERY

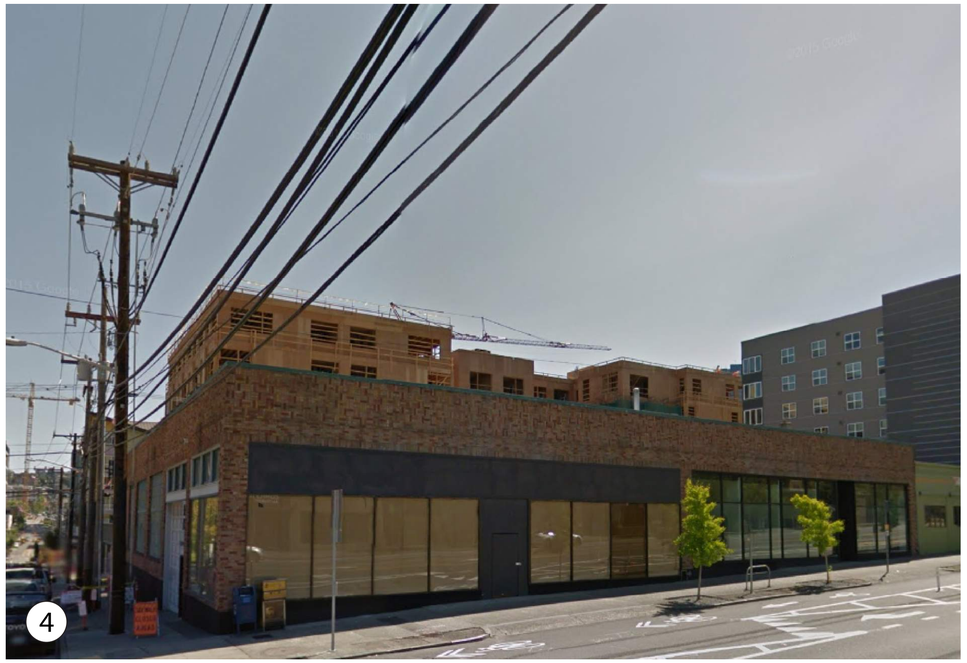
1 333 & 330 8TH AVE. N. (FUTURE DEVELOPMENT)

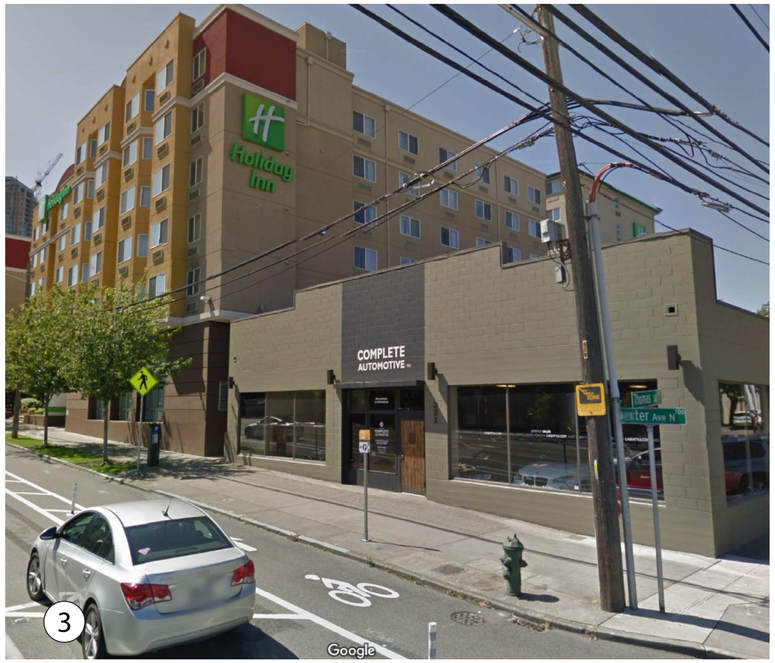
333 8th ave n. is a mixed use development including 390,000 SF of Class-A office space with supporting retail and amenities. Fully mature sweetgum trees create a canopy along the street which allow for a variety of inviting outdoor gathering spaces.

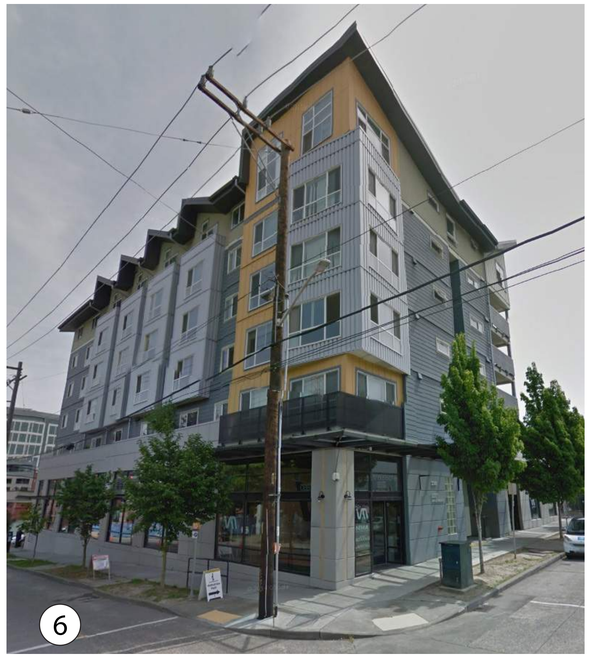
2 333 DEXTER (UNDER CONSTRUCTION)

333 Dexter comprises two 12-story buildings containing 570,000 sq ft. of offce space above 12,000 sf. ft. of retail space at ground level. Parking for 814 vehicles to be located below grade. Existing building to be removed.

URBAN DESIGN ANALYSIS CONTEXT IMAGERY







3 231 DEXTER AVE. N. / 211 DEXTER AVE. N.

231 Dexter / Single story masonry building, currently an auto mechanic shop.

211 Dexter / 7 story full service Holiday Inn hotel with amenities and parking on site.

4 228 DEXTER AVE. N.

Single story masonry building.

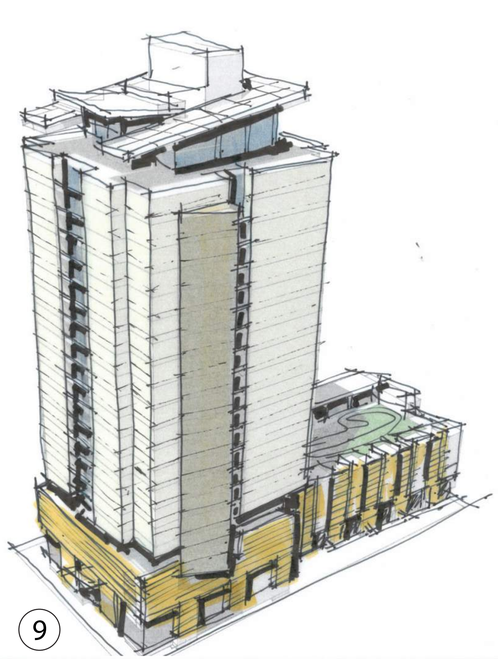
5 777 THOMAS ST. (UNDER CONSTRUCTION)

Mark on 8th is a new seven-story mixed-use development at the corner of 8th and Thomas with 175 residential units above. The project consists of 4,882 SF of ground-level retail with flexible demising plans, ready to deliver February 2016. The retail façade is the restoration of a rare pre-60' s auto body historic landmark.

6 230 8TH AVE.N. DENNY PARK APARTMENTS

Denny Park Apartments includes 50 units of affordable rental housing, 4,400 ft2 of commercial space, and parking for 35 vehicles. The residential portion includes a community room, an office, common laundry facilities, and a common landscaped courtyard. The urban-infill project also includes new city sidewalks and right-of-way landscaping.

URBAN DESIGN ANALYSIS CONTEXT IMAGERY



7 403 DEXTER (FUTURE DEVELOPMENT APPLICATION)

25 story residential development consisting of approximately 280 residential units, and parking for 160 vehicles below grade.

8 400 DEXTER (UNDER CONSTRUCTION)

11 story spec office or office & lab building with below-grade parking for approximately 350 cars. Major amenity on site is a south-facing public open space that's available around the clock. Ground level will primarily be occupied by retail or food service tenants.

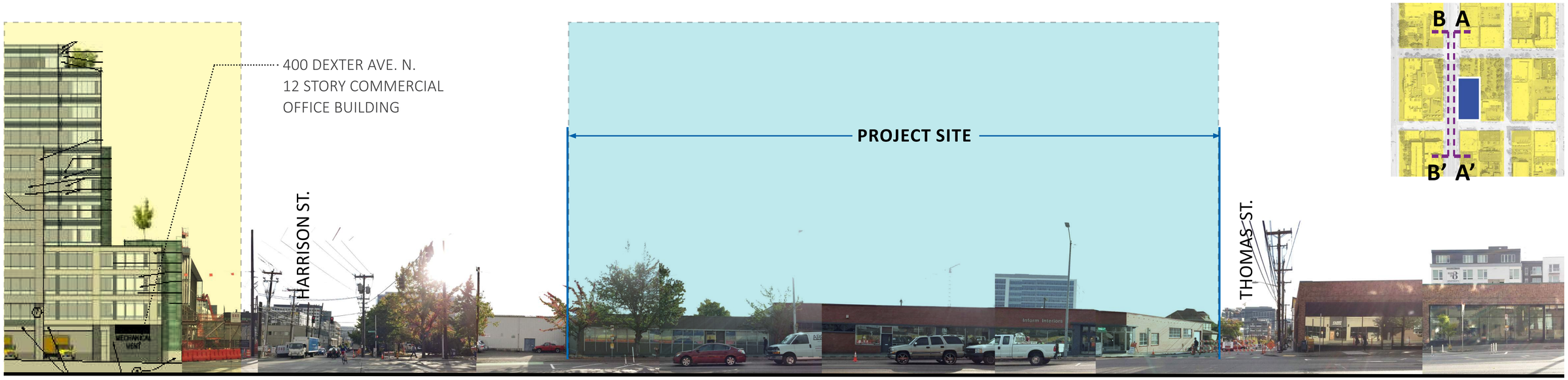
9 401 8TH AVE (FUTURE DEVELOPMENT APPLICATION)

23-24 story residential development consisting of approximately 285-300 residential units, and parking for 225 vehicles below grade.

10 800-810 HARRISON STREET

Existing 2 story wood framed, lap siding apartment building

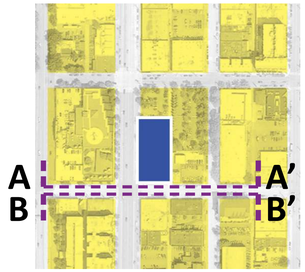
URBAN DESIGN ANALYSIS DEXTER AVE. N.



STREET ELEVATION 'A' : DEXTER AVE. EAST

STREET ELEVATION 'B' : DEXTER AVE. WEST

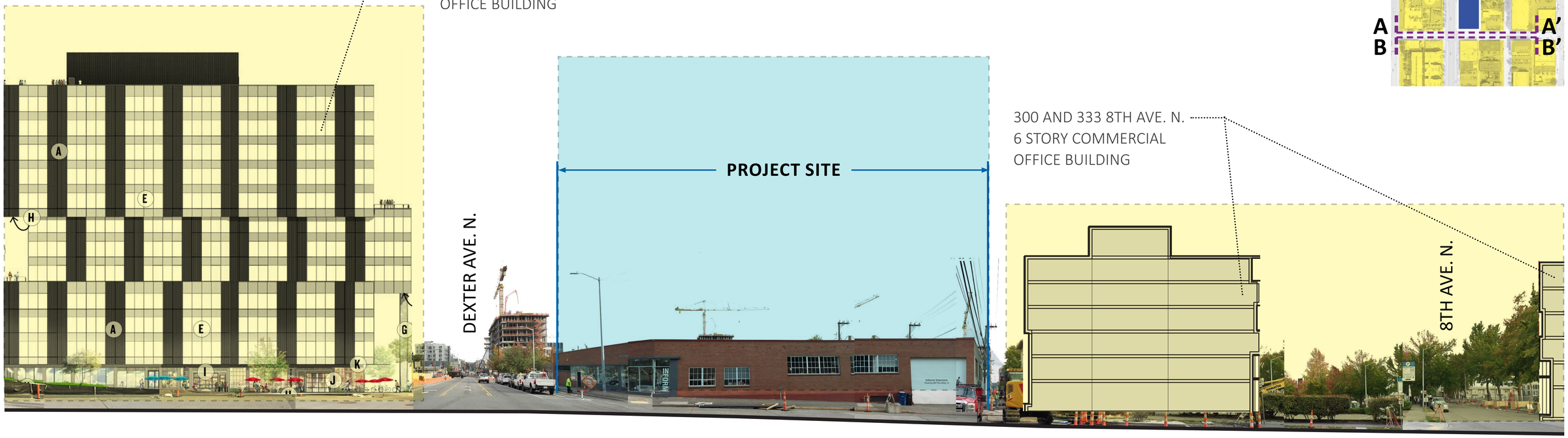
URBAN DESIGN ANALYSIS THOMAS STREET



333 DEXTER
12 STORY COMMERCIAL
OFFICE BUILDING

PROJECT SITE

300 AND 333 8TH AVE. N.
6 STORY COMMERCIAL
OFFICE BUILDING



STREET ELEVATION 'A' : THOMAS ST. NORTH

777 THOMAS ST
7 STORY RESIDENTIAL

STREET ELEVATION 'B' : THOMAS ST. SOUTH

Focus Area Concept - 8th Ave. N. Intersection

The concept explores streetscape improvements in the proposed residential enclave for the north Denny Park vicinity. The Thomas St. green promenade is a prominent element with a distinctive north side sidewalk up to 30' wide. Specimen trees are included in each half block, and there is abundant planting in the landscaping zone. Green stormwater infrastructure is in targeted locations, and the intersection with Dexter Ave. is a focus location for Lake to Bay wayfinding and identification. The woonerf street design concept envisioned for 8th Ave. N. is integrated with Thomas St. streetscape improvements. The potential curbless shared street character of 8th Ave. N. would taper to a more traditional green street configuration on Thomas St.

Typical Preferred Street Section - South Lake Union

This typical roadway section is a guide for preferred dimensions for right-of-way improvements. Exact dimensions and configurations will vary depending on site specific conditions and opportunity.

Green Promenade
Create a north side sidewalk in the 30'-32' range. The north curbline is moved to expand the sidewalk with roadway reconfiguration.

> Option for sidewalk cafes - 4' wide or greater
> Clear sidewalk path of travel - 10' minimum
> Landscaping zone - up to 16' (15' 6" inches shown)
> Curb edge 'walk off zone' - 18"
> Specimen trees - one per half block
> Green stormwater infrastructure - targeted block-end locations

South Side Sidewalk
Curb line remains in the existing location. Regular tree pits with under-story landscaping are added within a 6' landscaping zone.

Bicycles
Cyclists will have two options. Experienced bicyclists will feel comfortable riding within a travel lane on what will be a slow-speed green street. Recreational or novice cyclists are encouraged to ride at slow speeds within the green promenade. The wide sidewalk width and substantial buffer should function as an informal buffered cycle track. Designers have the option to reduce the width of the landscaping zone on the sidewalk side, to further accommodate novice cyclists in an informal cycle track configuration.

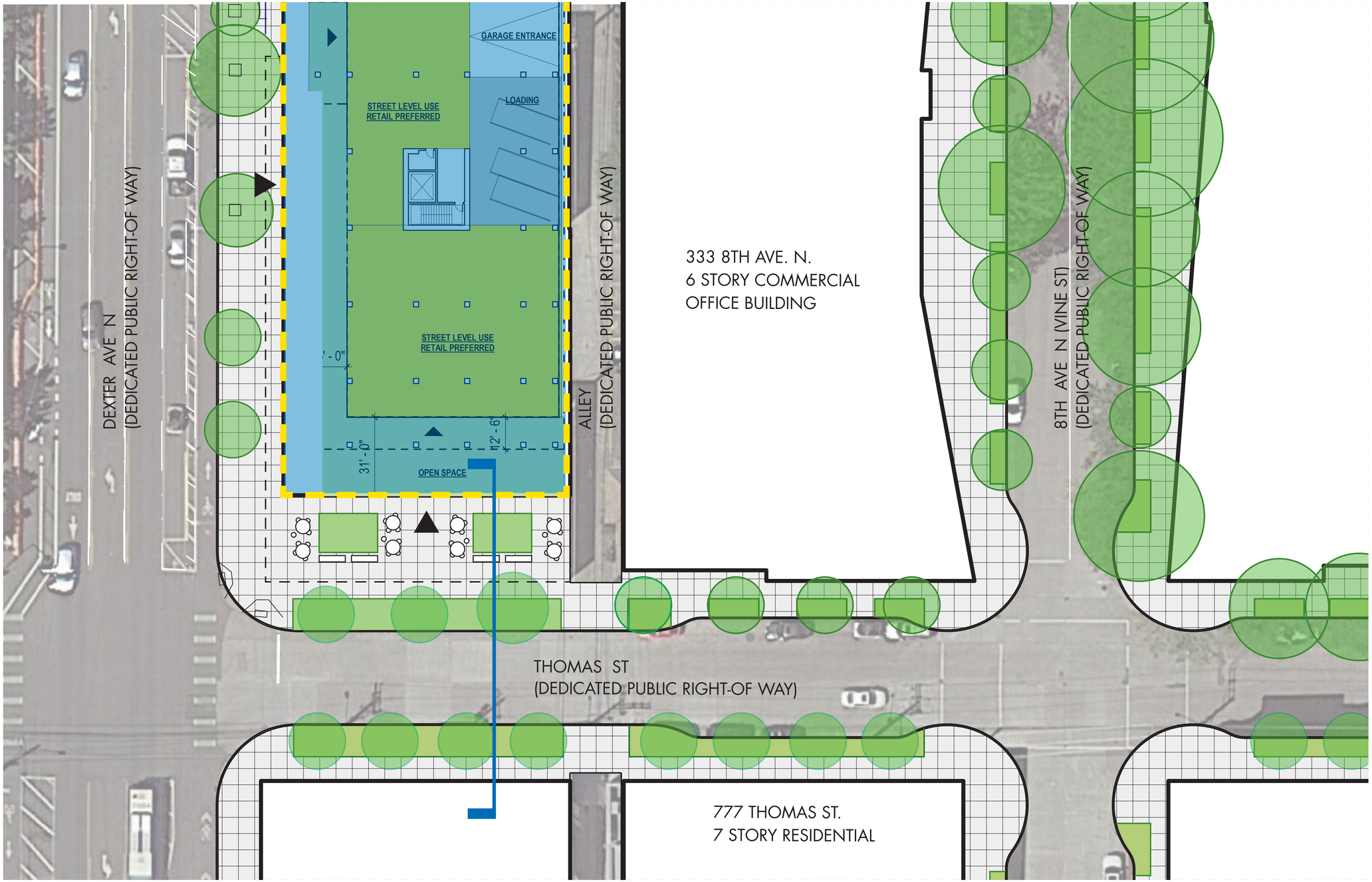
Parking
On-street parking is located on the north side of the street in select load/unload or pickup/dropoff locations only.

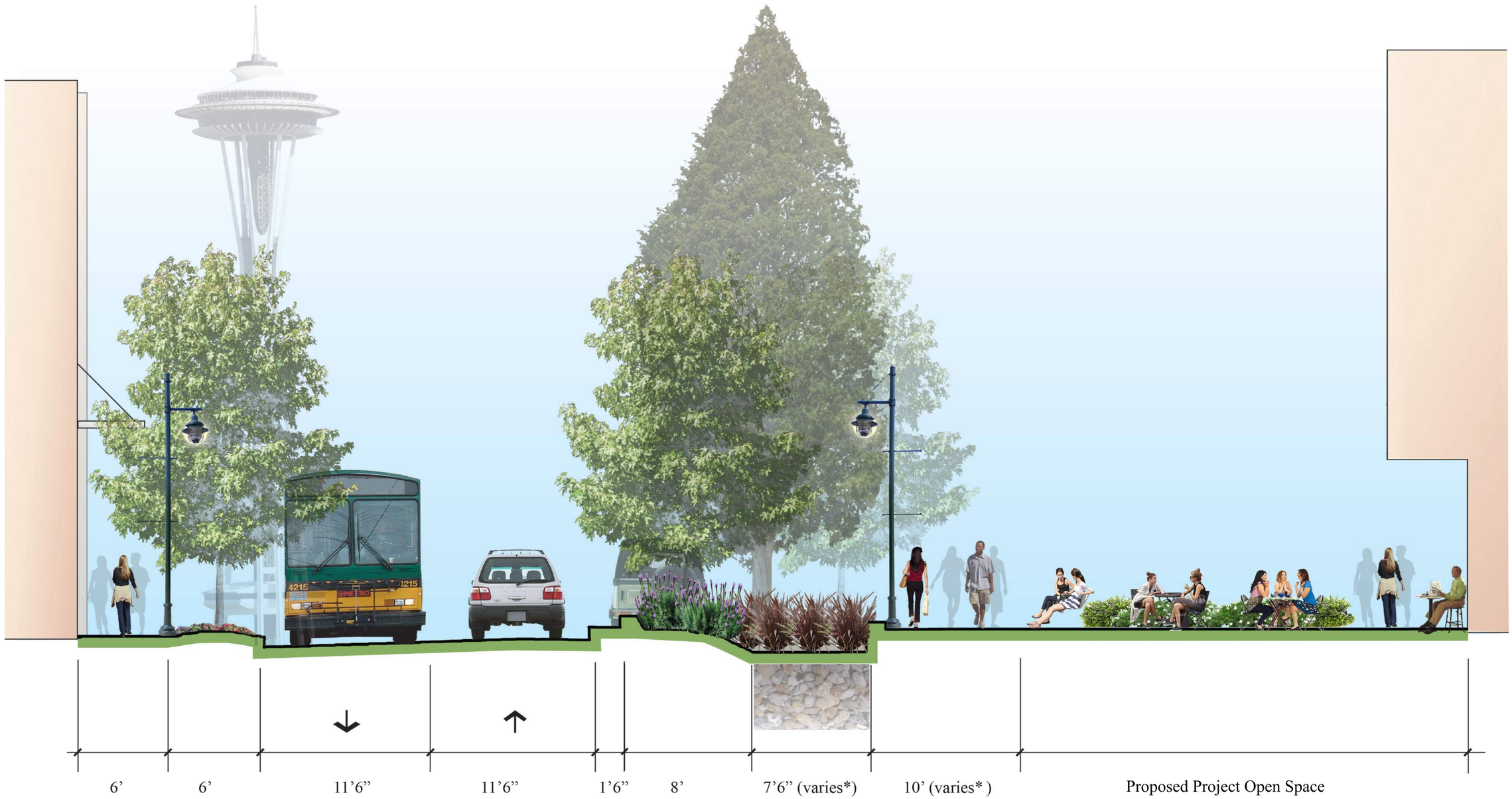
Travel Lanes / Roadway Width
One travel lane in each direction. Travel lanes are 11'6" to 121 in order to accommodate potential transit (bus, or possible future streetcar).

Pedestrian Lighting
Add stand-alone pedestrian lamps. The style should be evocative of South Lake Union's industrial heritage and should be consistent with the lamps installed on Terry Ave. N.

* The width of these zones would vary based on site specific conditions. Inclusion of swales or GSI features would depend on site specific investigations and would be subject to review by Seattle Public Utilities (SPU).

URBAN DESIGN ANALYSIS 333 8TH AVE. / GREEN STREET PROPOSAL





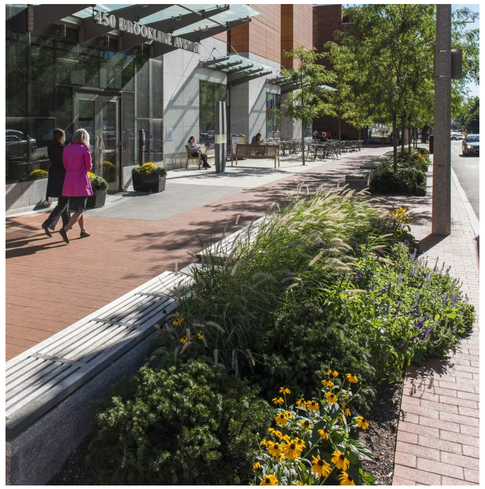
* The width of these zones would vary based on site specific conditions. Inclusion of swales or GSI features would depend on site specific investigations and would be subject to review by Seattle Public Utilities (SPU).

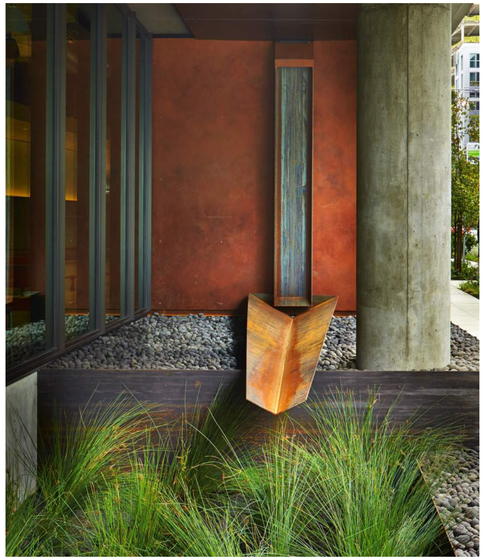
3 DESIGN GUIDELINES

PROJECT PERTINENT GUIDELINES

Excerpts from the South Lake Union Neighborhood Design Guidelines, unless noted otherwise.

CS1 NATURAL SYSTEMS AND SITE FEATURES





USE NATURAL SYSTEMS AND FEATURES OF THE SITE AND ITS SURROUNDINGS AS A STARTING POINT FOR PROJECT DESIGN.

I. RESPONDING TO SITE CHARACTERISTICS

New development is encouraged to take advantage of site configuration to accomplish sustainability goals. The Board is generally willing to recommend departures from development standards if they are needed to achieve sustainable design. Refer to the Leadership in Energy and Environmental Design* (LEED) manual which provides additional information.
Examples include:

i. Solar orientation
ii. Storm water run-off, detention and filtration systems
iii. Sustainable landscaping
iv. Versatile building design for entire building life cycle

RESPONSE

Providing a generous setback along the southern edge of the site creates public space where outdoor areas take advantage of the solar access and breezes through Dexter Avenue. The south plaza provides opportune locations to incorporate rain gardens and other storm water management strategies. The project seeks to target LEED Gold.

CS2 URBAN PATTERN AND FORM

STRENGTHEN THE MOST DESIRABLE FORMS, CHARACTERISTICS, AND PATTERNS OF THE STREETS, BLOCK FACES, AND OPEN SPACES IN THE SURROUNDING AREA.

Seattle Design Guidelines:

B. ADJACENT SITE, STREETS AND OPEN SPACES

2. Connection to the Street: Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm.
3. Character of Open Space: Contribute to the character and proportion of surrounding open spaces. Evaluate adjacent sites, streetscapes, trees and vegetation, and open spaces for how they function as the walls and floor of outdoor spaces or “rooms” for public use.

C. RELATIONSHIP TO THE BLOCK

1. Corner Sites: Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances. Consider using a corner to provide extra space for pedestrians and a generous entry.

South Lake Union Neighborhood Design Guidelines:

I. RESPONDING TO SITE CHARACTERISTICS

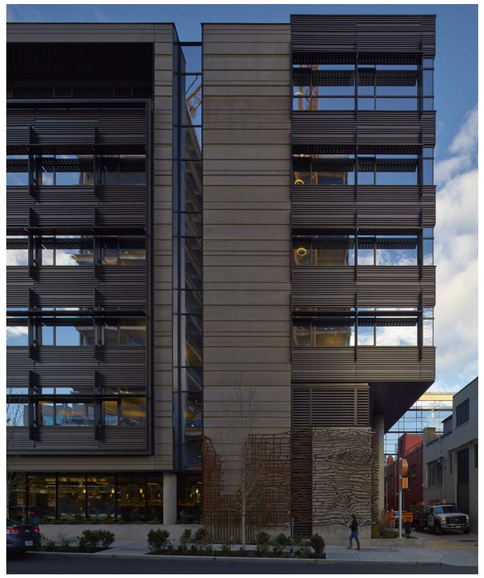
i. Encourage provision of “outlooks and overlooks” for the public to view the lake and cityscapes.

RESPONSE

Locating the loading, parking entry and building core towards the back of the site allows for the street facades to be opened up and to activate the pedestrian focused spaces at the green-street along Thomas and at the corner of Thomas and Dexter.

PROJECT PERTINENT GUIDELINES

CS3 ARCHITECTURAL CONTEXT AND CHARACTER



CONTRIBUTE TO THE ARCHITECTURAL CHARACTER OF THE NEIGHBORHOOD.

I. HEIGHT, BULK, AND SCALE

i. Articulate the building facades vertically or horizontally in intervals that relate to the existing structures or existing pattern of development in the vicinity.
ii. Consider using architectural features to reduce building scale such as: landscaping; trellis; complementary materials; detailing; accent trim.

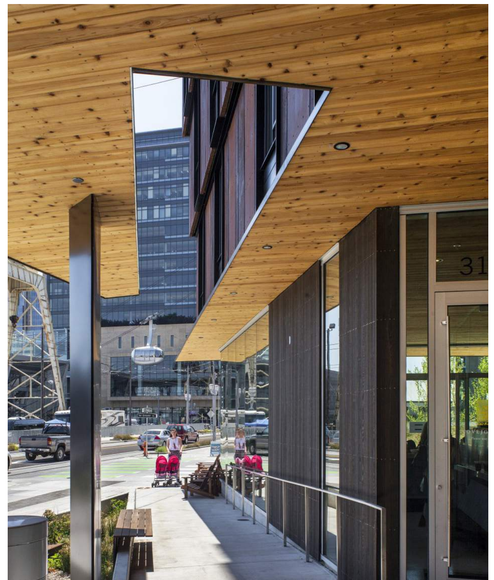
II. ARCHITECTURAL CONTEXT

i. Support the existing fine-grained character of the neighborhood with a mix of building styles.
ii. Re-use and preserve important buildings and landmarks when possible.
iii. Expose historic signs and vintage advertising on buildings where possible.
iv. Respond to the history and character in the adjacent vicinity in terms of patterns, style, and scale. Encourage historic character to be revealed and reclaimed, for example through use of community artifacts, and historic materials, forms and textures.
v. Respond to the working class, maritime, commercial and industrial character of the Waterfront and Westlake areas.
vi. Respond to the unique, grass roots, sustainable character of the Cascade neighborhood.

RESPONSE

The building massing along the southern edge responds to the proposed neighboring buildings by seeking to relatively align the south east edge at the upper levels with the south west edge of the proposed building adjacent. Along these same strategies the building articulation helps break down the scale. As a result of these articulation strategies the potential for several smaller roof terraces are created, lending views down Thomas Street.

PL1 CONNECTIVITY



COMPLEMENT AND CONTRIBUTE TO THE NETWORK OF OPEN SPACES AROUND THE SITE AND THE CONNECTIONS AMONG THEM.

I. HUMAN ACTIVITY

i. Keep neighborhood connections open, and discourage closed campuses.
ii. Reinforce pedestrian connections both within the neighborhood and to other adjacent neighborhoods. Transportation infrastructure should be designed with adjacent sidewalks, as development occurs to enhance pedestrian connectivity.
iii. Design for a network of safe and well-lit connections to encourage human activity and link existing high activity areas.

II. LANDSCAPING TO REINFORCE DESIGN CONTINUITY WITH ADJACENT SITES

i. Support the creation of a hierarchy of passive and active open space within South Lake Union. This may include pooling open space requirements on-site to create larger spaces.

III. PEDESTRIAN OPEN SPACES AND ENTRANCES

New developments are encouraged to work with the Design Review Board and interested citizens to provide features that enhance the public realm, i.e. the transition zone between private property and the public right of way.

RESPONSE

The spacious setback along the southern edge of the site creates an area of pedestrian relief along busy Dexter Avenue. This public space tethered by street level uses activates the space by encouraging activity and visual connectivity. These attributes lend to “eyes on street” security and contribute towards the Thomas green-street corridor.

PROJECT PERTINENT GUIDELINES

PL2 WALKABILITY

CREATE A SAFE AND COMFORTABLE WALKING ENVIRONMENT THAT IS EASY TO NAVIGATE AND WELL-CONNECTED TO EXISTING PEDESTRIAN WALKWAYS AND FEATURES.

I. STREETSCAPE COMPATIBILITY

The vision for street level uses in South Lake Union is a completed network of sidewalks that successfully accommodate pedestrians. Streetscape compatibility is a high priority of the neighborhood with redevelopment. Sidewalk-related spaces should appear safe, welcoming and open to the general public.

i. Encourage provision of spaces for street level uses that vary in size, width, and depth. Encourage the use of awnings and weather protection along street fronts to enhance the pedestrian environment.
ii. Provide pedestrian-friendly streetscape amenities, such as: tree grates; benches; lighting.
iii. Where appropriate, configure retail space so that it can spill-out onto the sidewalk (retaining six feet for pedestrian movement, where the sidewalk is sufficiently wide).

II. PERSONAL SAFETY AND SECURITY

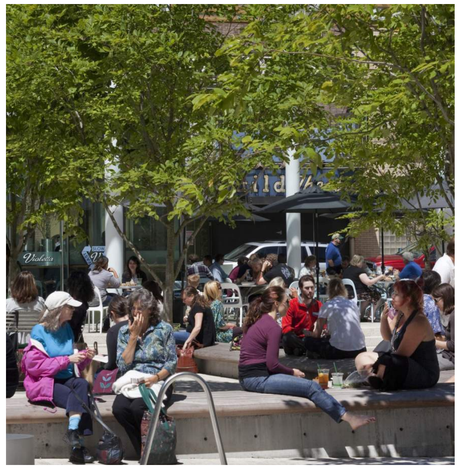
Enhance public safety throughout the neighborhood to foster 18-hour public activity. Methods to consider are:

i. enhanced pedestrian and street lighting;
ii. well-designed public spaces that are defensively designed with clear sight lines and opportunities for eyes on the street;
iii. police horse tie-up locations for routine patrols and larger event assistance.

RESPONSE

Permeable frontage and larger sidewalks at ground level will allow for an activated pedestrian realm featuring built-in seating integrated with the landscape and the potential for movable tables and seating throughout.

PL3 STREET LEVEL INTERACTION



ENCOURAGE HUMAN INTERACTION AND ACTIVITY AT THE STREET-LEVEL WITH CLEAR CONNECTIONS TO BUILDING ENTRIES AND EDGES.

II. HUMAN ACTIVITY

i. Create graceful transitions at the streetscape level between the public and private uses
ii. Design facades to encourage activity to spill out from business onto the sidewalk, and vice-versa
iii. Reinforce retail concentrations with compatible spaces that encourage pedestrian activity.
iv. Create businesses and community activity clusters through collocation of retail and pedestrian uses as well as other high pedestrian traffic opportunities.

RESPONSE

Street level uses along the Class II pedestrian street Dexter Avenue and along the southern edge bracket the office lobby entry enhancing human activity along the street. Street level uses at the southern edge provides for spill out activities along the Thomas green-street corridor, integrating the life of the green street and pedestrian amenities.

PROJECT PERTINENT GUIDELINES

DC1 PROJECT USES AND ACTIVITIES & DC2 ARCHITECTURAL CONCEPT

DC1: OPTIMIZE THE ARRANGEMENT OF USES AND ACTIVITIES ON THE SITE.

Seattle Design Guidelines:

B. VEHICULAR ACCESS AND CIRCULATION

1. Access Location and Design: Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists, and drivers by:

a. Using existing alleys for access or, where alley access if not feasible, choosing a location for street access that is the least visually dominant.

C. PARKING AND SERVICE USES

1. Below-Grade Parking: Locate parking below grade wherever possible.

DC2: DEVELOP AND ARCHITECTURAL CONCEPT THAT WILL RESULT IN A UNIFIED AND FUNCTIONAL DESIGN THAT FITS WELL ON THE SITE AND WITHIN ITS SURROUNDINGS.

South Lake Union Neighborhood Design Guidelines:

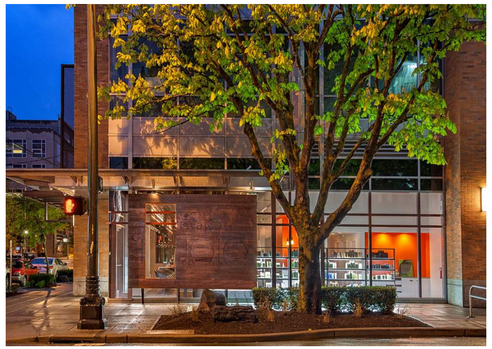
I. ARCHITECTURAL CONCEPT AND CONSISTENCY

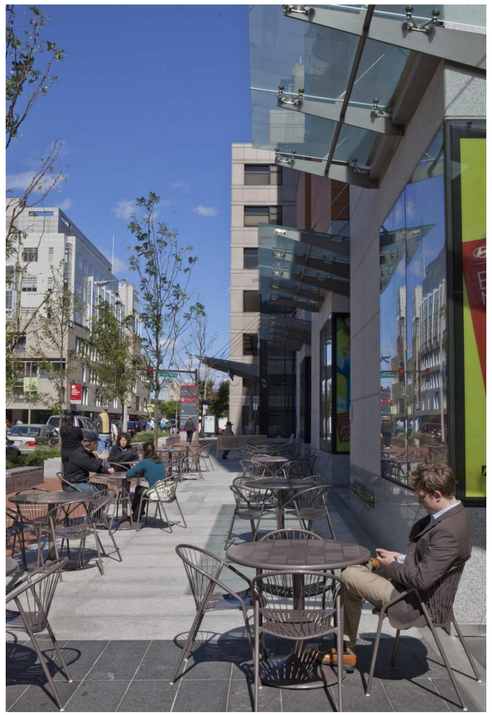
Design the "fifth elevation" - the roofscape - in addition to the streetscape. As this area topographically is a valley, the roofs may be viewed from locations outside the neighborhood such as the freeway and Space Needle. Therefore, views from outside the area as well as from within the neighborhood should be considered, and roof-top elements should be organized to minimize view impacts from the freeway and elevated areas.

RESPONSE

Below grade parking is provided with access isolated from pedestrian traffic to minimize conflict between vehicles and non-motorists. The building articulation creates opportunities for smaller roof terraces lending views down Thomas Street, and acknowledges potential sight-lines back towards the building's "fifth elevation".

DC3 OPEN SPACE CONCEPT





INTEGRATE OPEN SPACE DESIGN WITH THE DESIGN OF THE BUILDING SO THAT EACH COMPLEMENTS THE OTHER.

I. LANDSCAPING TO REINFORCE DESIGN CONTINUITY WITH ADJACENT SITES

i. Encourage landscaping that meets LEED criteria. This is a priority in the Cascade neighborhood.
ii. Where appropriate, install indigenous trees and plants to improve aesthetics, capture water and create habitat.
iii. Retain existing, non-intrusive mature trees or replace with large caliper trees.
iv. Water features are encouraged including natural marsh-like installations.
v. Reference the City of Seattle Right Tree Book and the City Light Streetscape Light Standards Manual for appropriate landscaping and lighting options for the area.

II. LANDSCAPING TO ENHANCE THE BUILDING AND/OR SITE

Consider integrating artwork into publicly accessible areas of a building and landscape that evokes a sense of place related to the previous uses of the area. Neighborhood themes may include service industries such as laundries, auto row, floral businesses, photography district, arts district, maritime, etc.

III. LANDSCAPE DESIGN TO ADDRESS SPECIAL SITE CONDITIONS

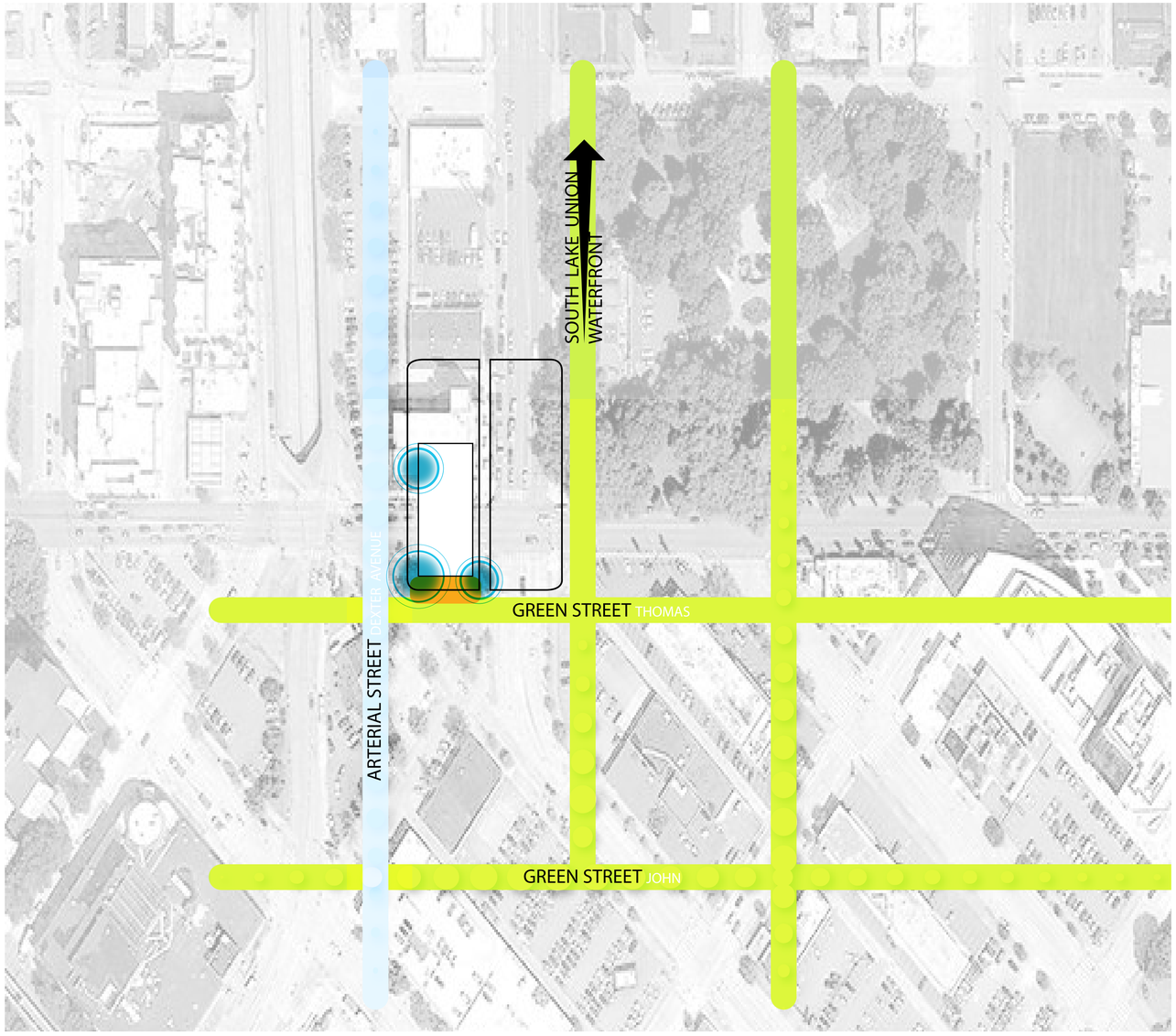
Landscaping should be designed to take advantage of views to waterfront and downtown Seattle.

RESPONSE

Though the site is small, landscaping and lighting will be used throughout the site to create welcoming pedestrian spaces and provide safe areas both day and night.

4 SITE ANALYSIS

URBAN CONTEXT



GREEN STREETS:

- Create “soft” pedestrian bike friendly street connecting main arterials
- Bike friendly corridors
- Connect to open space

OPEN SPACE

1. Activate corner of block with street level uses
2. Spacious sidewalk along Thomas Green-street corridor
3. “Eyes on the Park and Street”: Visual connection, character, and transparency

SEATTLE CONNECTORS

- Connect to Seattle Core
- Connect to waterfront
- Serve as catalyst corridor for redevelopment
- Vital bike and pedestrian connector between Downtown/SLU

street level activity

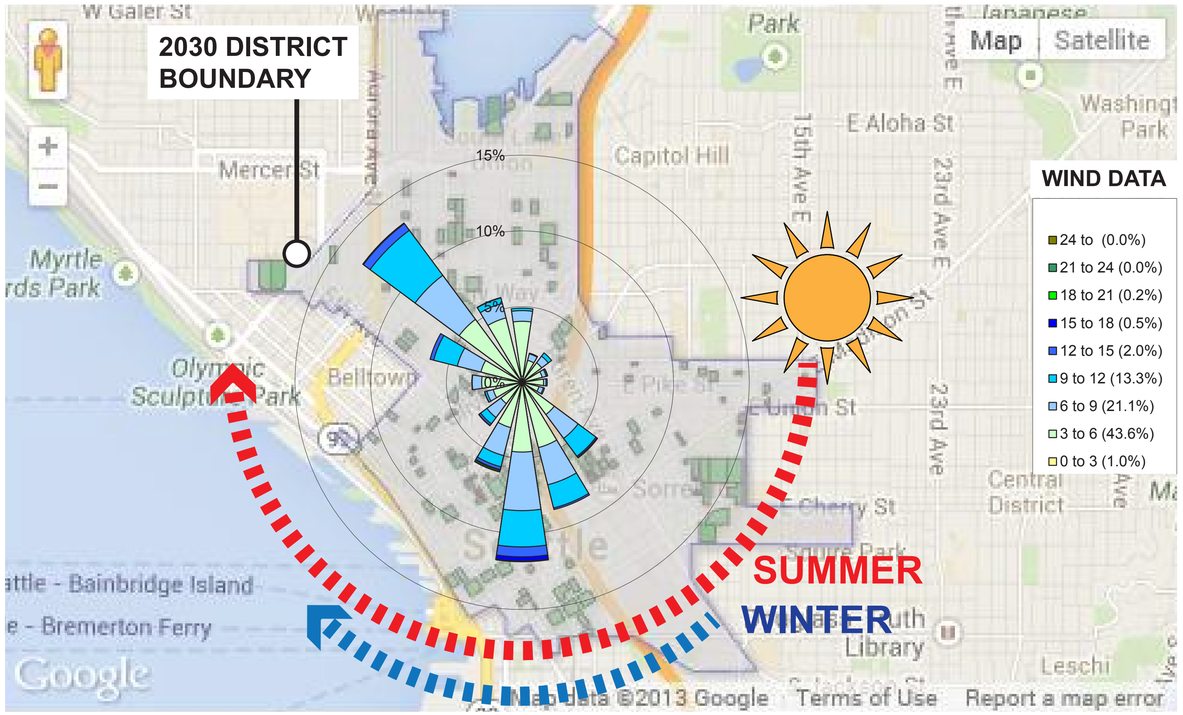
bike lanes and green streets

primary arterials

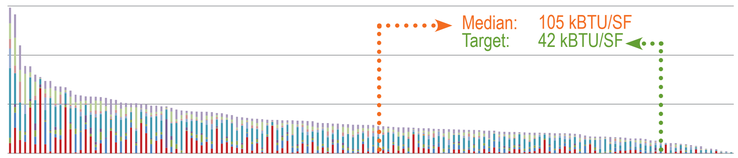
CLIMATE ANALYSIS

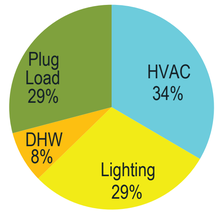
Seattle has a mild climate perfectly suited for natural ventilation strategies for most of the cooling season. Summers tend to be mild and sunny with few hours above 80°F and low relative humidity. Furthermore, even on the hottest days, the temperature drops back down to below 70 degrees at night, making the use of thermal mass and phase change materials with night flush ventilation a viable design strategy.

The map below shows the extent of the 2030 district in Seattle—which includes Block 57. There is a predominant regional headwind coming from the south going up towards Lake Union, and a secondary wind from the north-northwest. Dexter Avenue is a primary wind corridor. Locating the office building in this corridor creates the opportunity to take advantage of natural air currents prevalent across the site.

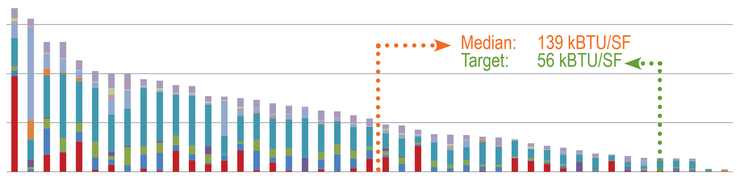


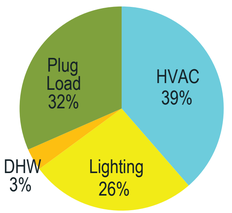
Office Energy Use Intensities



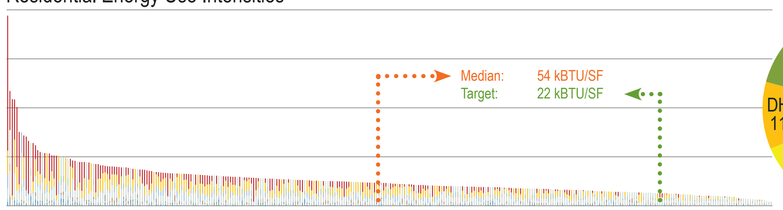


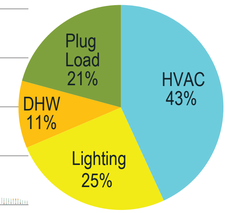
Retail Energy Use Intensities

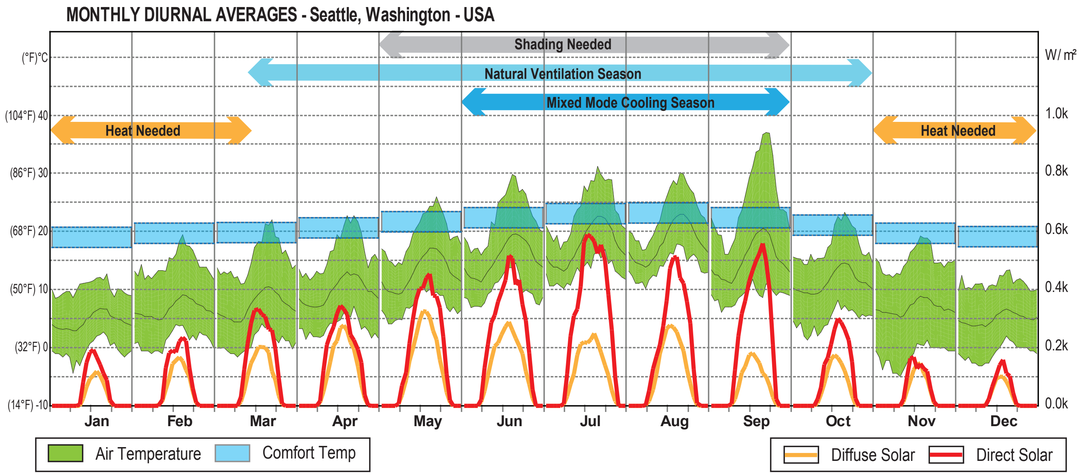




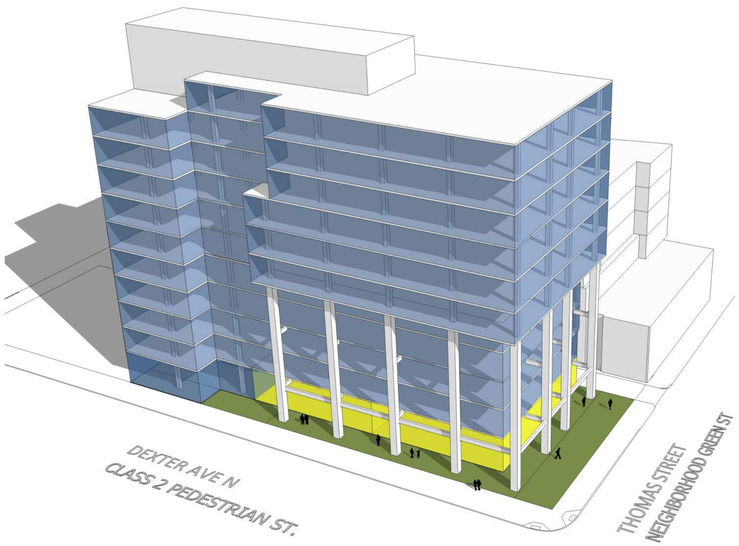
Residential Energy Use Intensities







5 SITE/MASSING OPTIONS



POTENTIAL MHA ZONING ENVELOPE

A / PEDESTAL SCHEME

OPPORTUNITIES

- Code compliant without departures
- Strong delineation at entry

CONSTRAINTS

- Podium coverage limit creats very narrow podium plates, posing further challenges for office planning on an unusually narrow site
- Larger projecting upper floor plates create structural challenges
- Code-driven articulation creates awkward massing and proportions
- Splits usable open space between Thomas and Dexter

POTENTIAL MHA ZONING ENVELOPE

B / CORNER BREAK SCHEME

OPPORTUNITIES

- Breaks down massing at Green Street corner
- Allows focus of open space toward Thomas St. at ground plane and upper levels
- Establishing a separate massing plane along Dexter Ave. creates possibilities for changes in material and expression

CONSTRAINTS

- Development of larger podium floor plates requires a departure from podium lot coverage requirements
- Modulation setbacks along Dexter Ave. result in longer floor plates as building extends south to regain gross square footage

POTENTIAL MHA ZONING ENVELOPE

C / SHIFTY STACK SCHEME
PREFERRED

OPPORTUNITIES

- Large scale gesture along Dexter Ave.
- Allows focus of open space toward Thomas St. at ground plane and upper levels
- Upper level massing can align with setback on adjacent project to the east

CONSTRAINTS

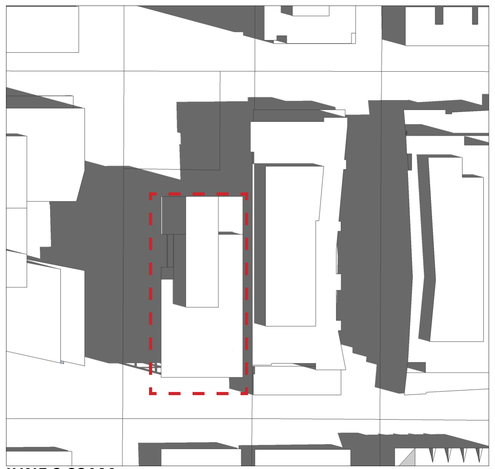
- Development of larger podium floor plates requires a departure from podium lot coverage requirements
- Faceted articulation requires a departure from upper level modulation requirements

SITE/MASSING OPTIONS **PEDESTAL**

A

POTENTIAL MHA ZONING ENVELOPE

- CODE COMPLIANT, NO DEPARTURES REQUIRED



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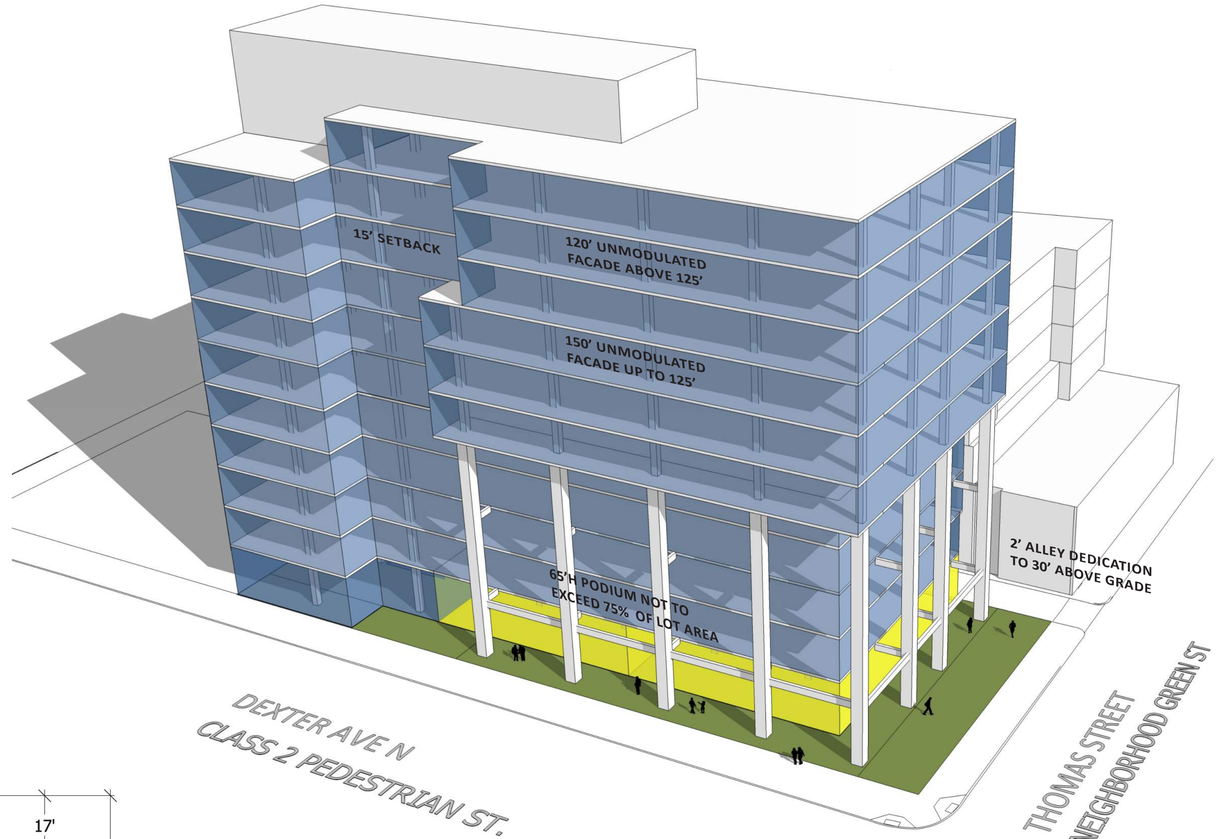
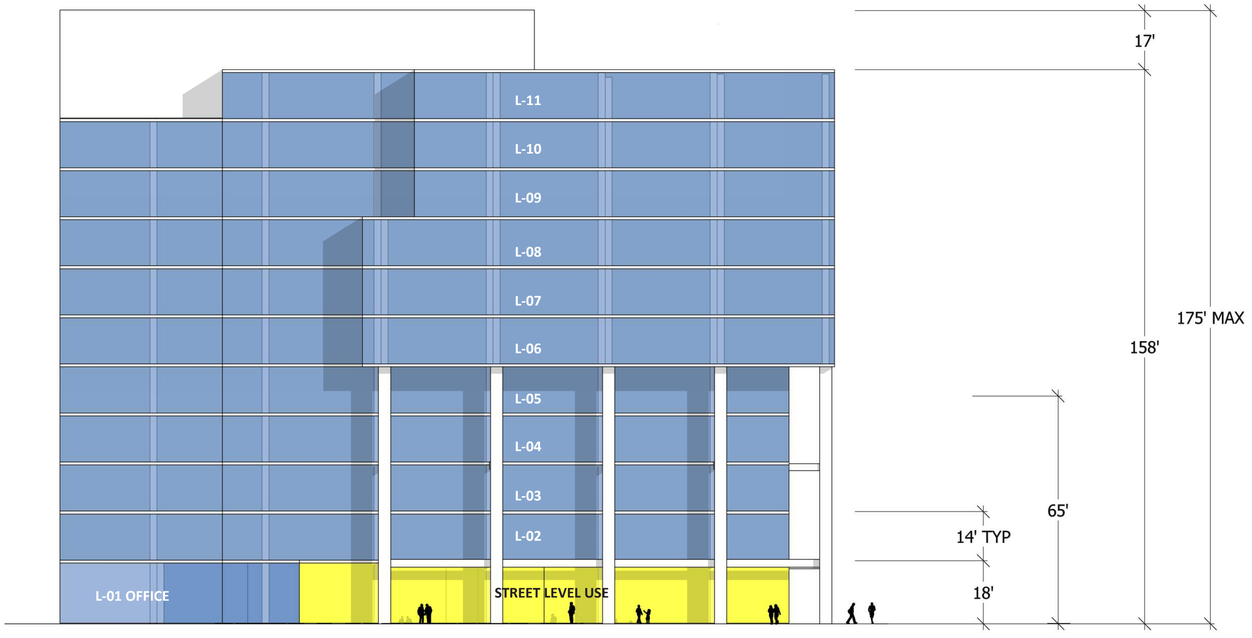


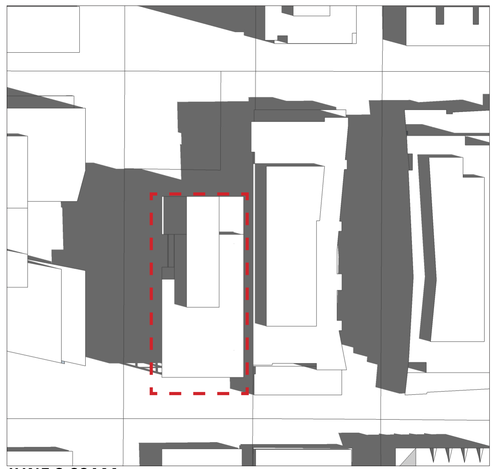


A / PEDESTAL SCHEME

	POTENTIAL MHA ZONING ENVELOPE	
TOTAL CHARGEABLE GROSS FLOOR AREA	198,798	GSF
3.5% MECHANICAL ALLOWANCE PER 23.48.020.D.1.C	6,958	GSF
GROSS FLOOR AREA	191,840	GSF
TOTAL SITE AREA	23,980	SF
FAR	8.0	
OPEN SPACE PER 23.48.250.B	3,976	SF
USABLE OPEN SPACE PER 23.48.240.G.1.C	1,789	SF

A

CURRENT CODE



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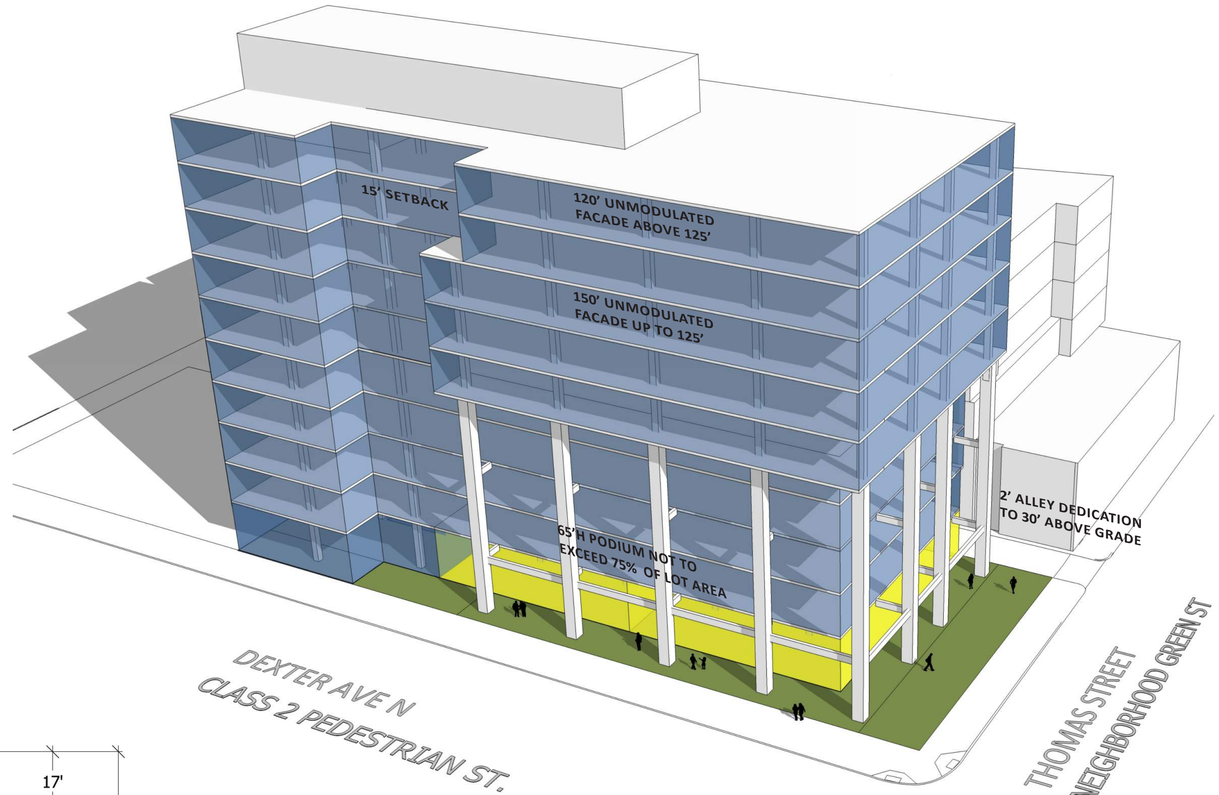

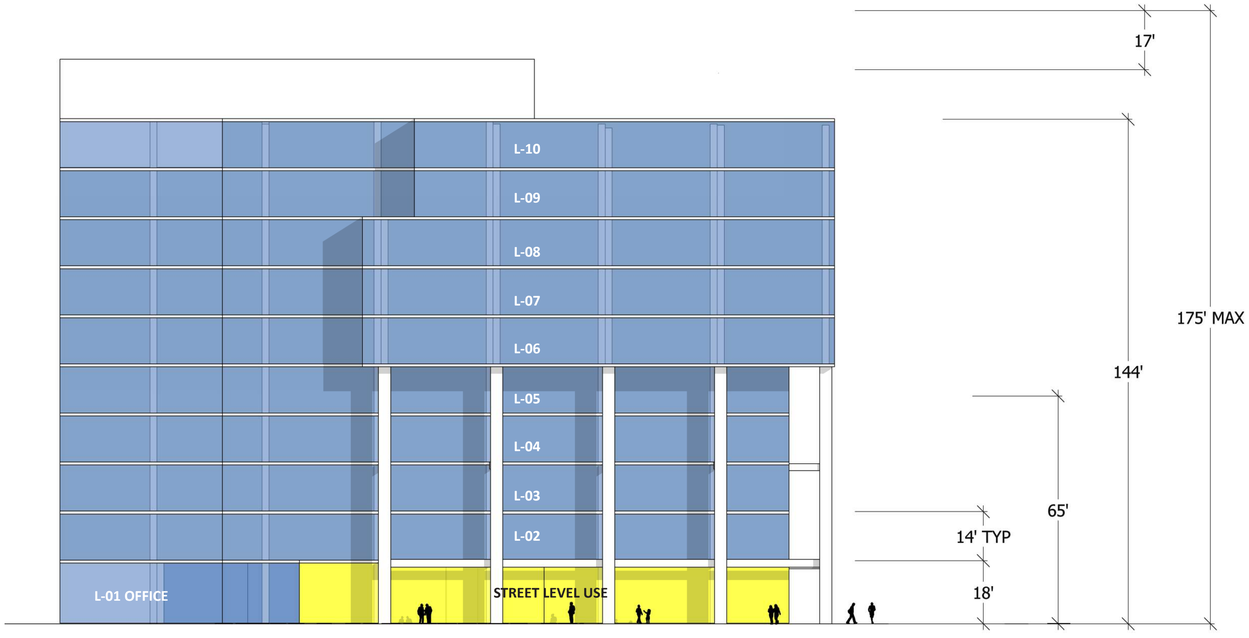

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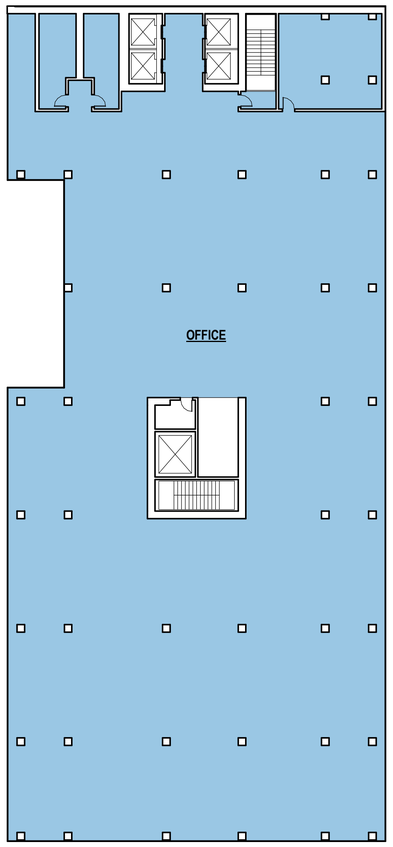
SITE/MASSING OPTIONS **PEDESTAL**

A

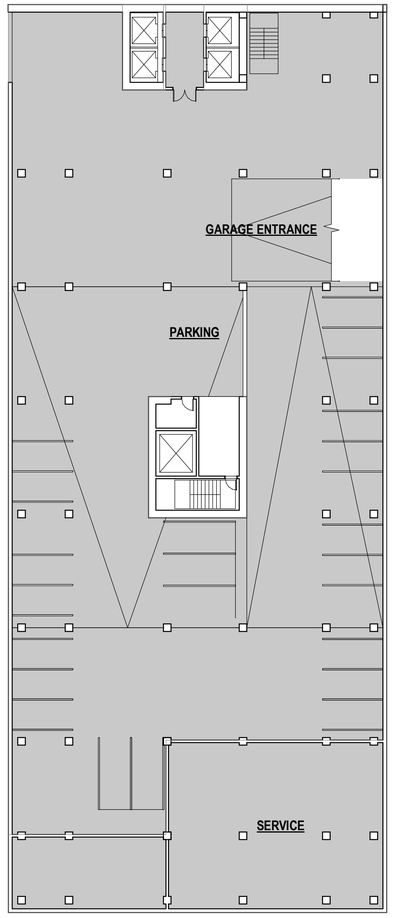
- STREET LEVEL CAMERA VIEWS
- PARKING- BACK OF HOUSE
- RETAIL
- OFFICE

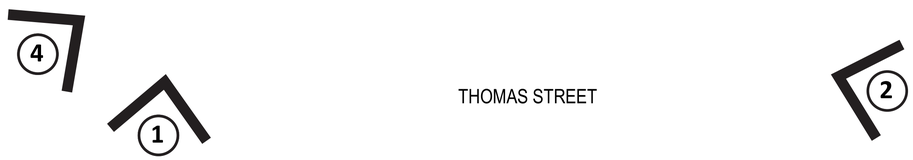
LEVEL TYP

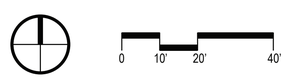


LEVEL 01

LEVEL P1



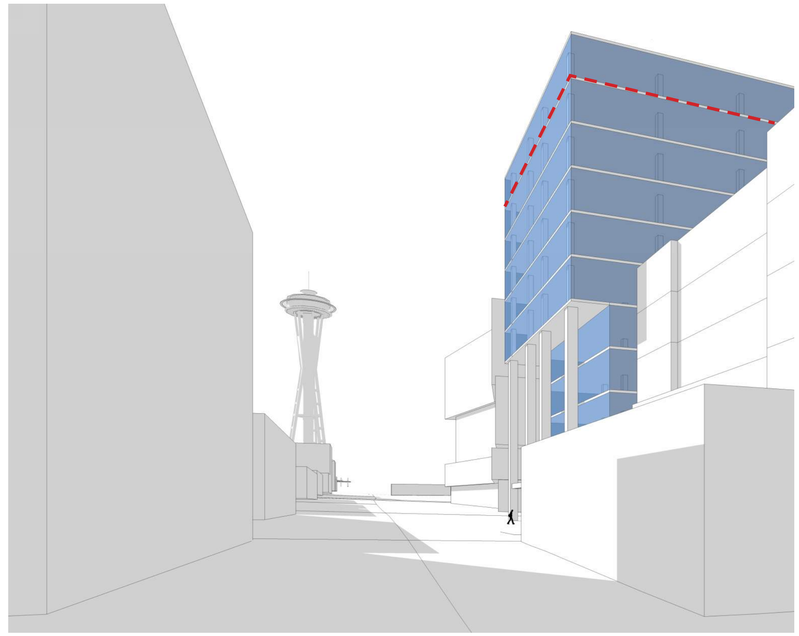




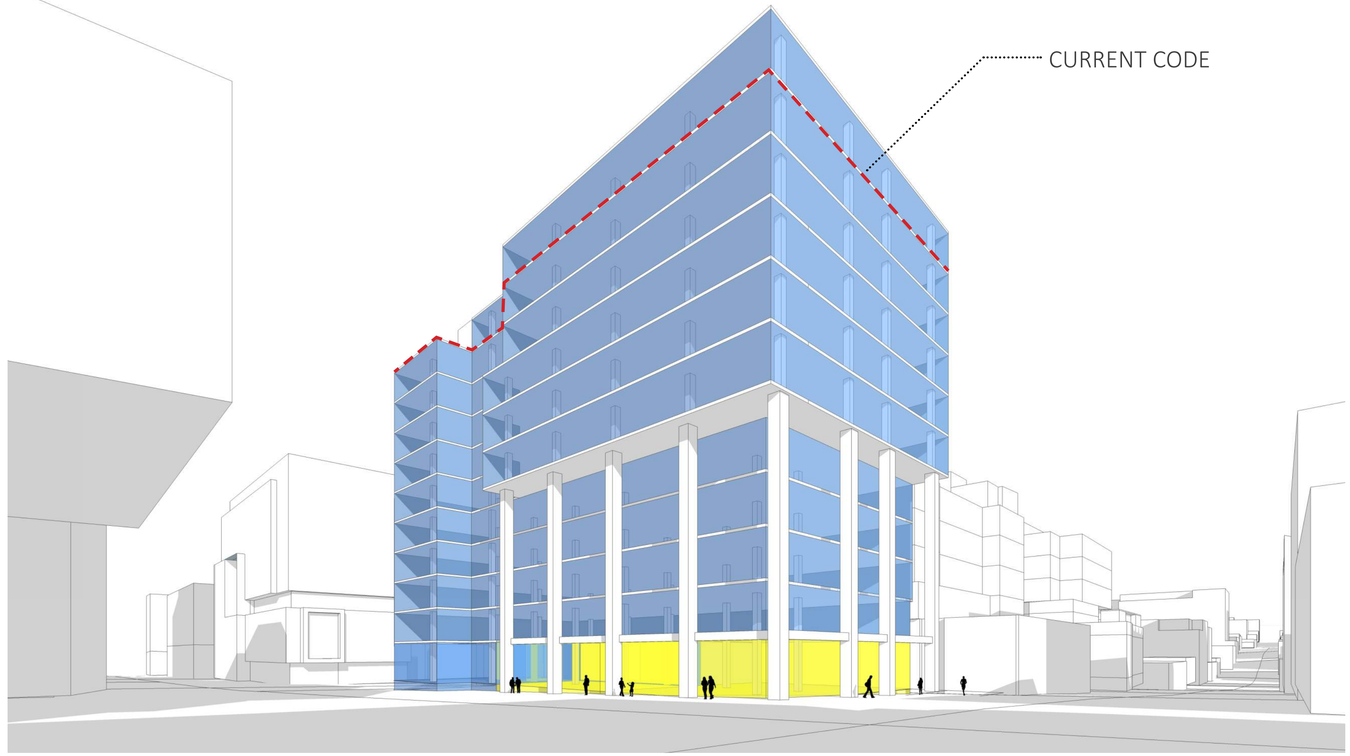
A

POTENTIAL MHA ZONING ENVELOPE

1 VIEW NORTH ALONG DEXTER AVE. N.



2 VIEW WEST ALONG THOMAS ST.



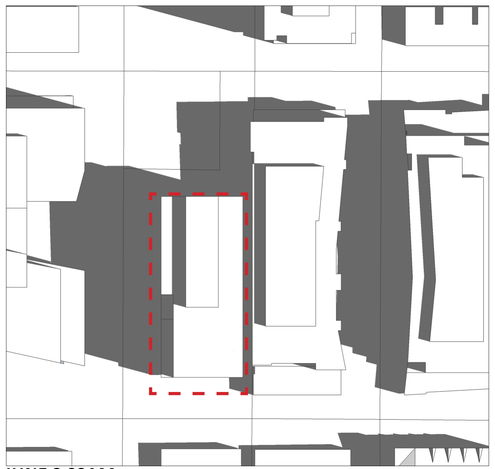
4 VIEW EAST FROM CORNER OF DEXTER AND THOMAS

SITE/MASSING OPTIONS **CORNER BREAK**

B

POTENTIAL MHA ZONING ENVELOPE

- DEPARTURE REQUIRED FOR PODIUM COVERAGE
- BREAKS DOWN VOLUME TOWARDS GREEN STREET CORNER



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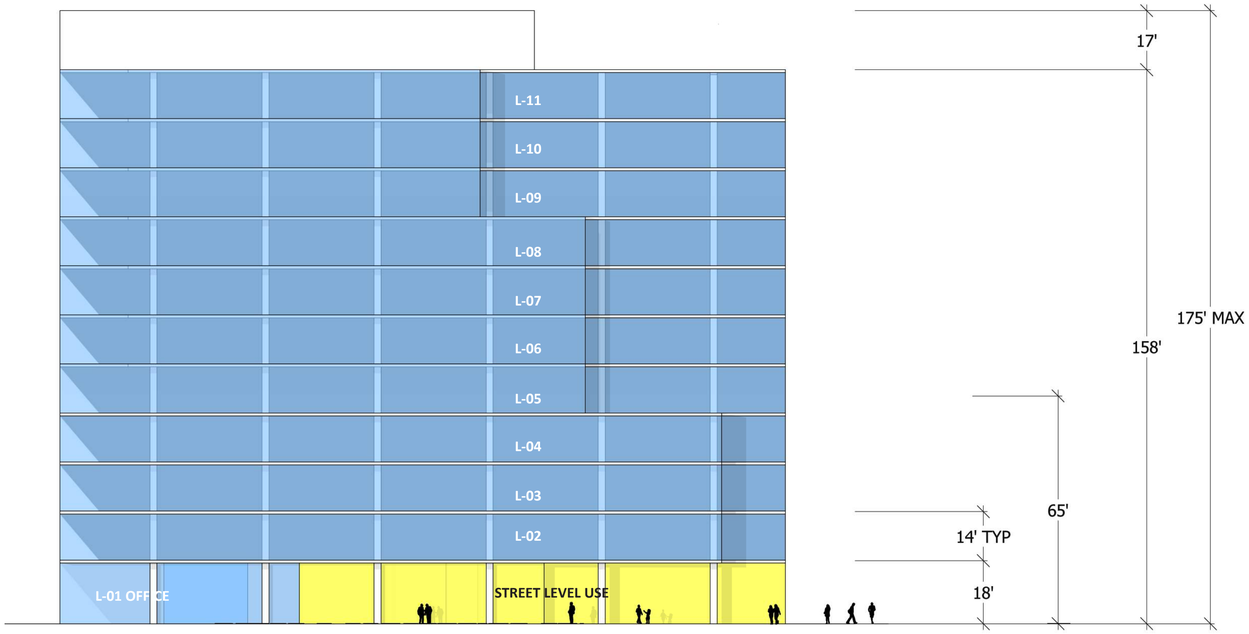

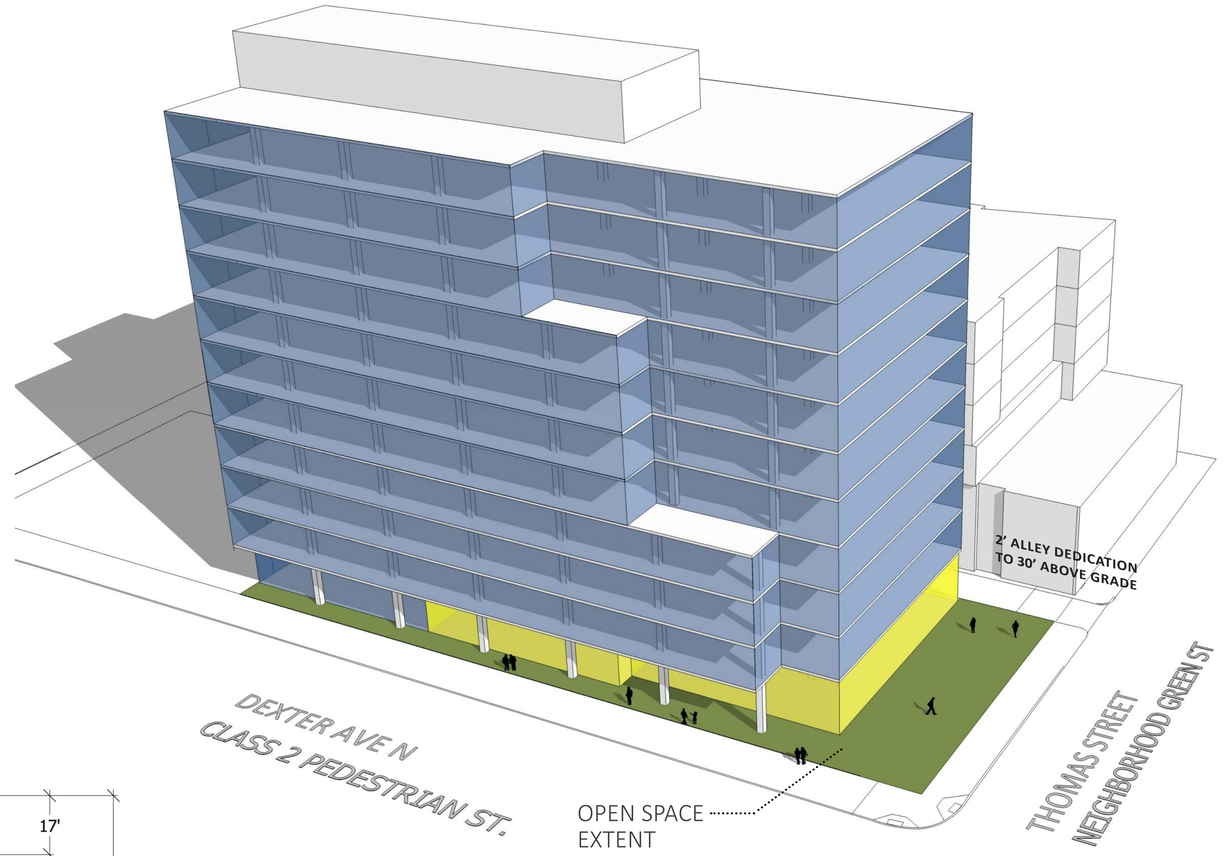

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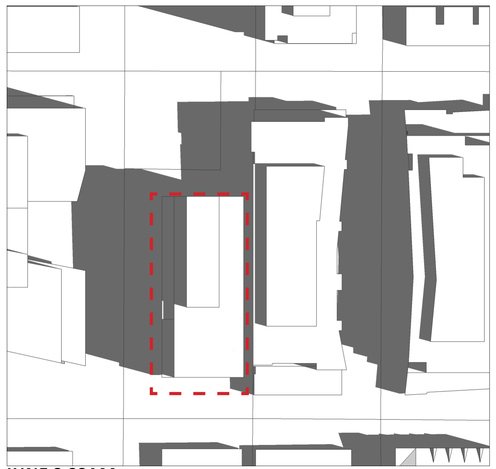
CURRENT CODE



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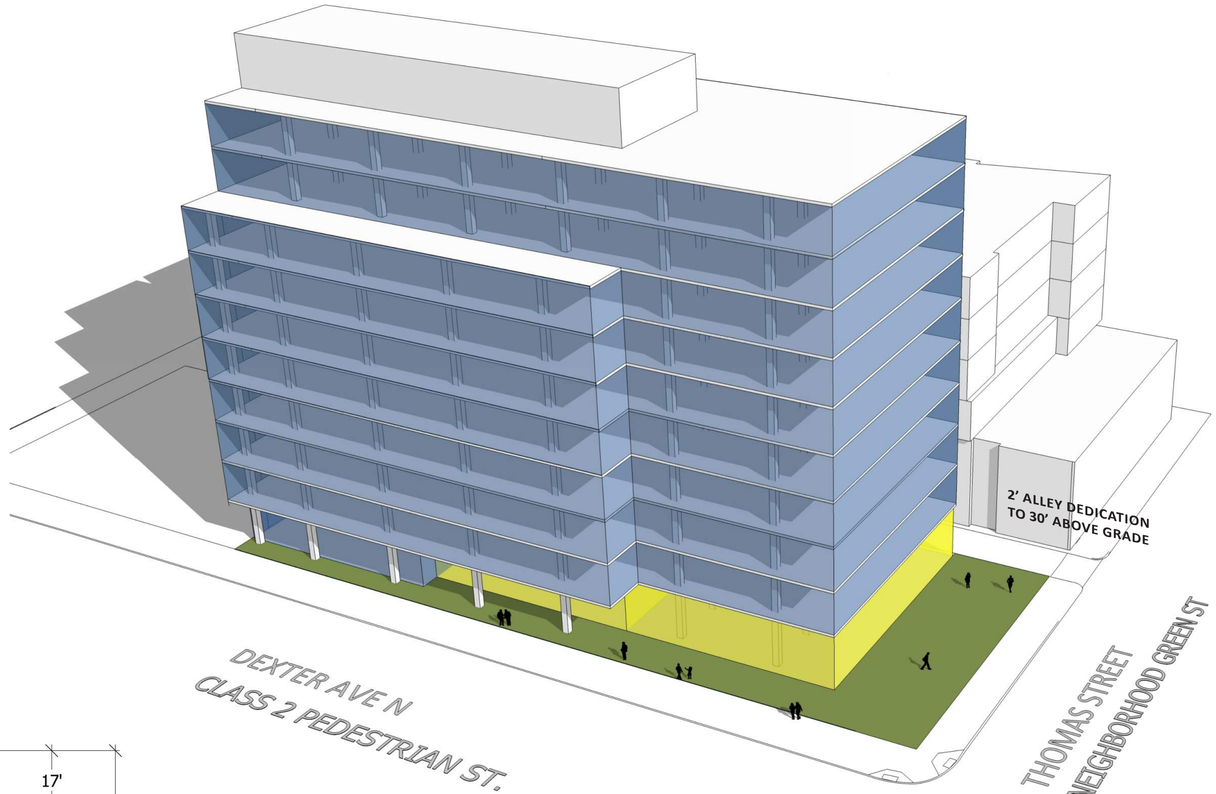

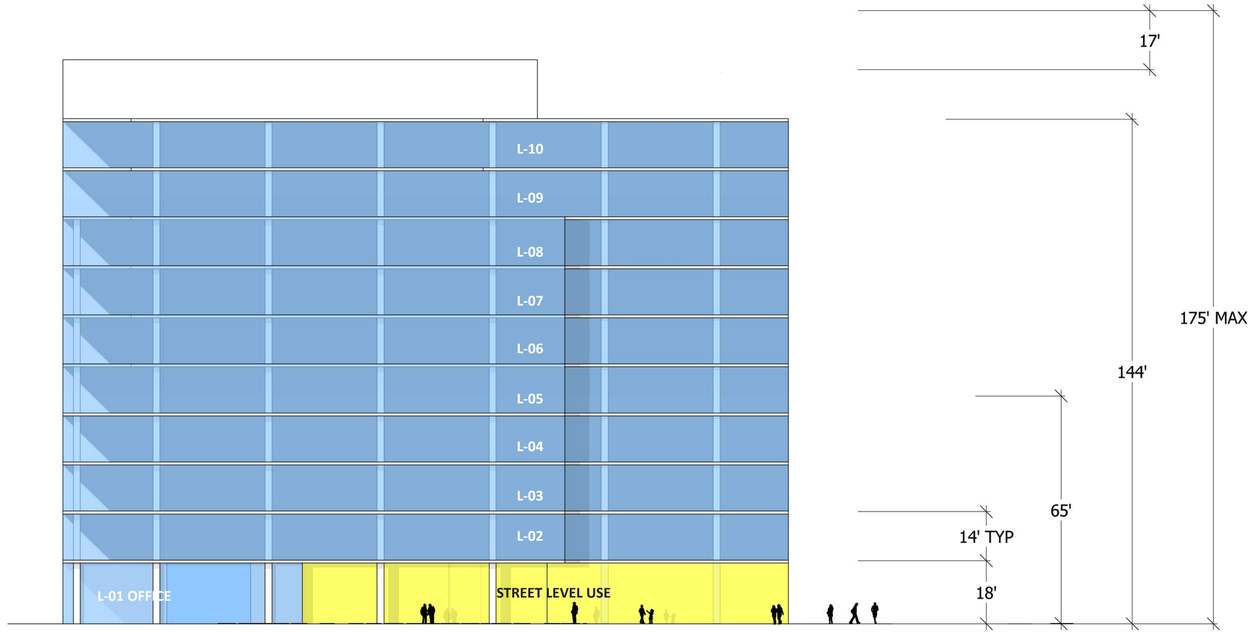

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- STREET LEVEL CAMERA VIEWS
- PARKING- BACK OF HOUSE
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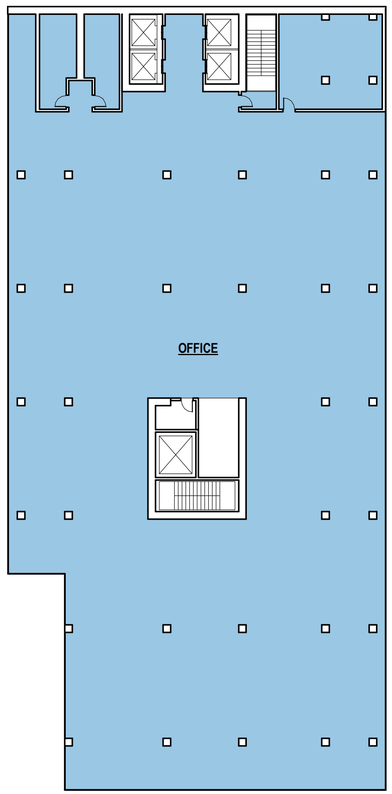
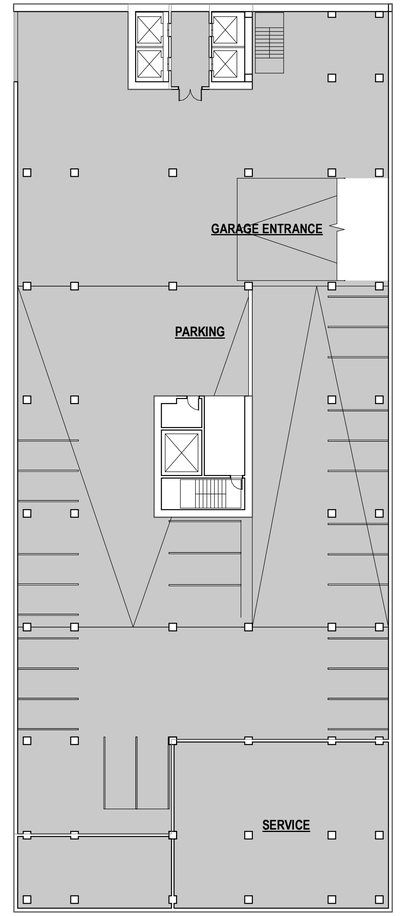
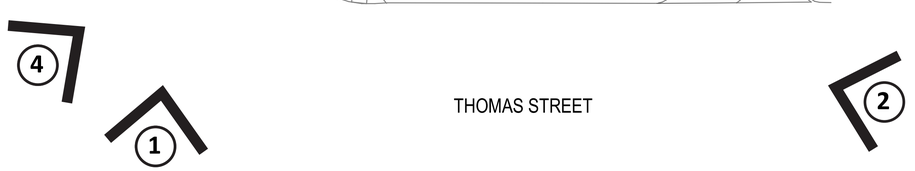
LEVEL TYP

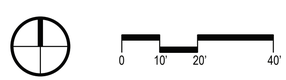


LEVEL 01

LEVEL P1

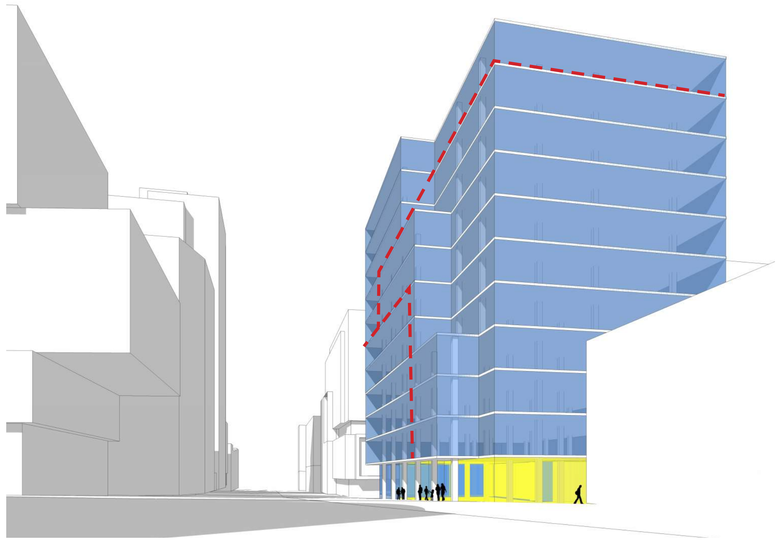




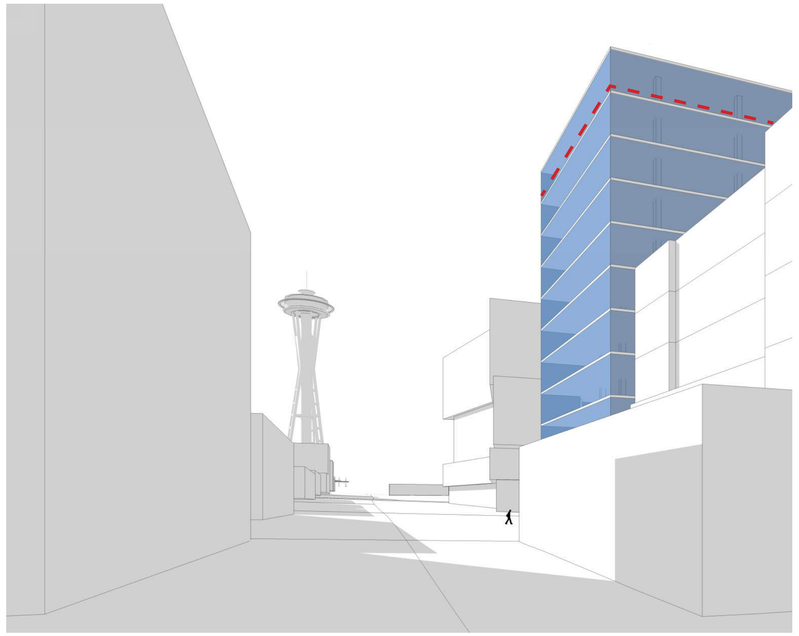


B

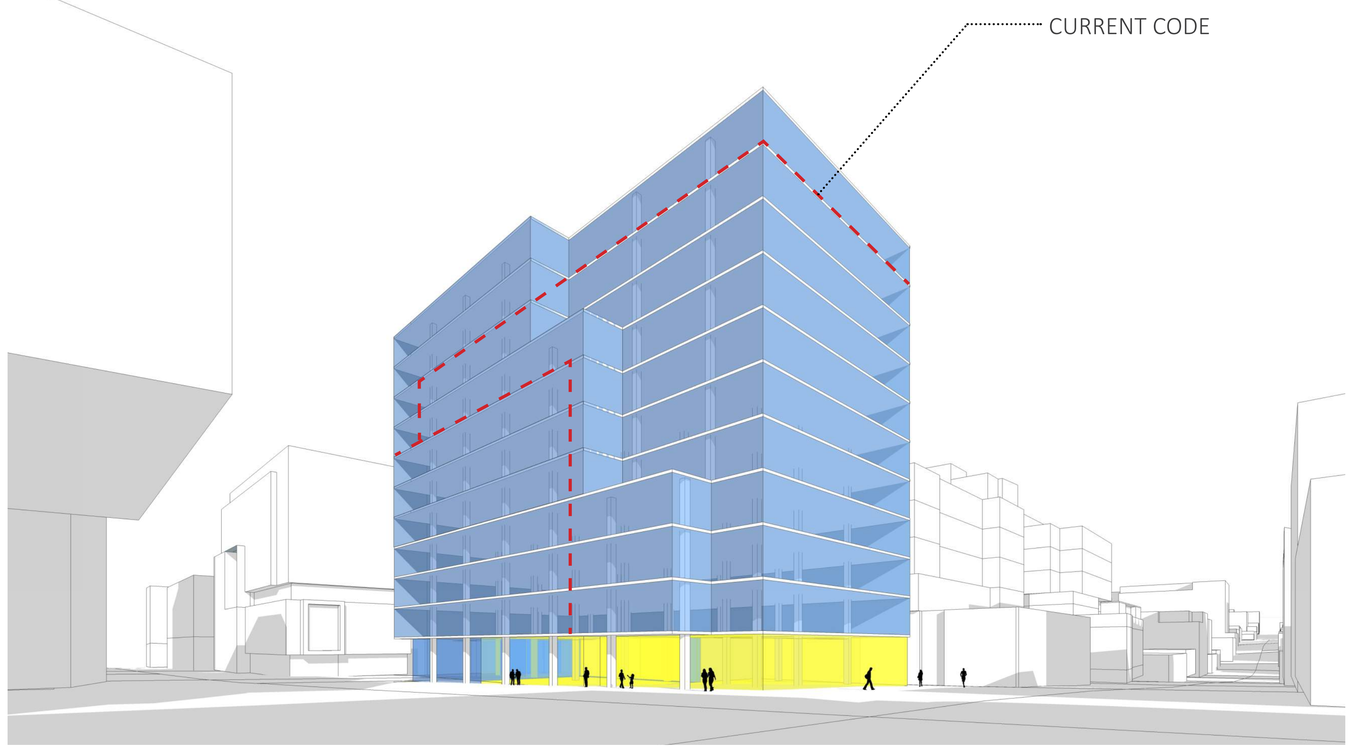
POTENTIAL MHA ZONING ENVELOPE



1 VIEW NORTH ALONG DEXTER AVE. N.



2 VIEW ALONG THOMAS ST. FROM 8TH ST.



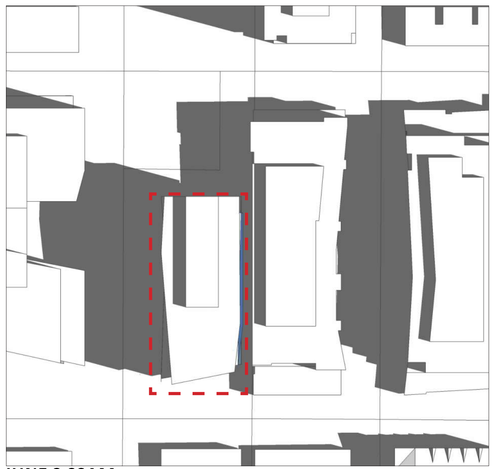
4 VIEW EAST FROM CORNER OF DEXTER AND THOMAS

SITE/MASSING OPTIONS **SHIFTY STACK** PREFERRED

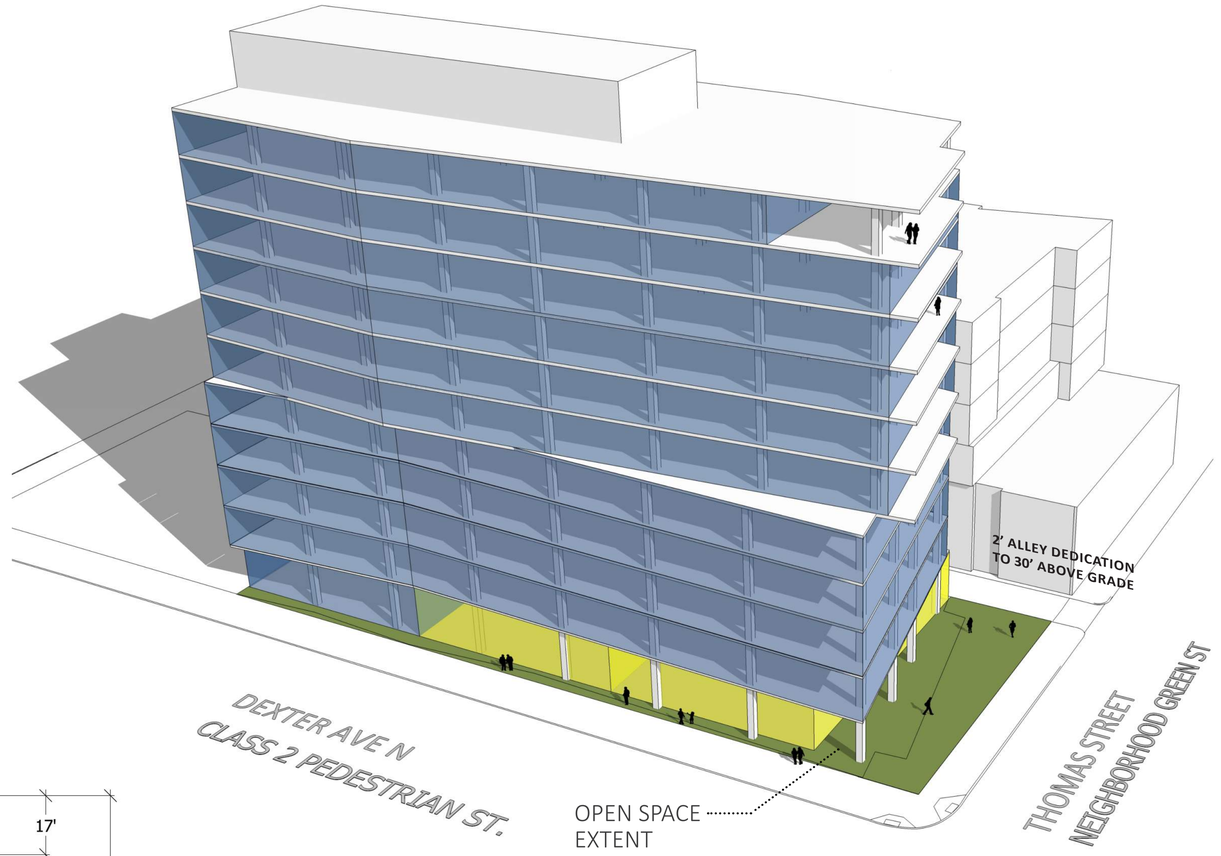
C

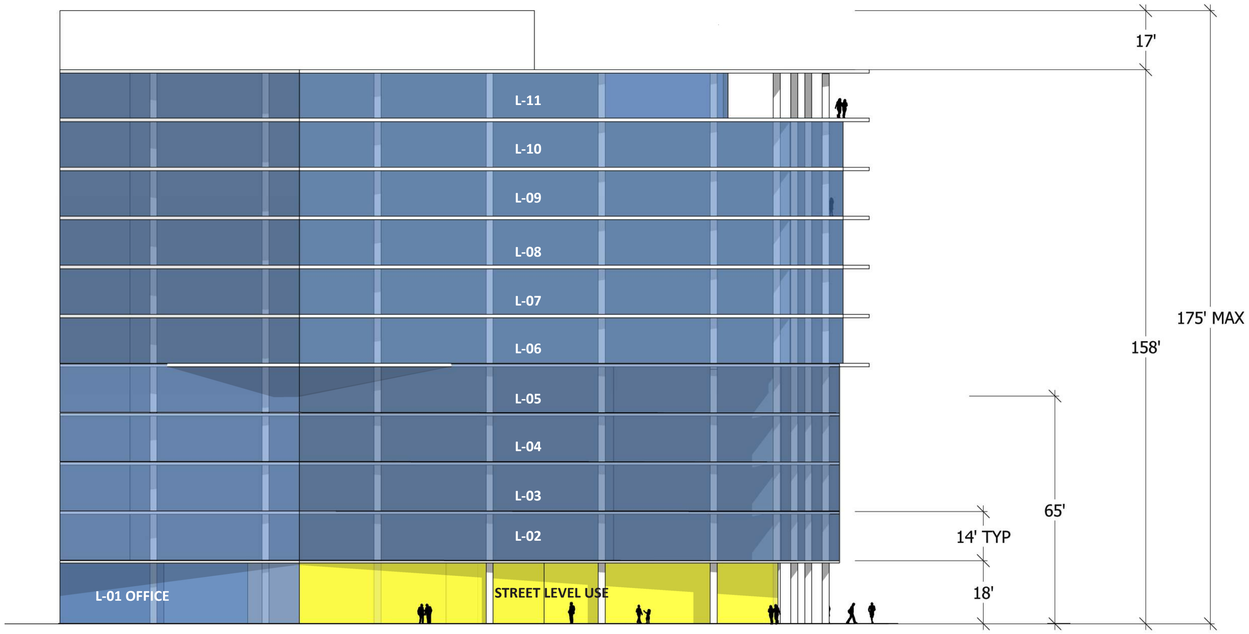
POTENTIAL MHA ZONING ENVELOPE

- DEPARTURES REQUIRED FOR FACADE MODULATION & PODIUM COVERAGE
- PROVIDES FOR LARGER GESTURE ON DEXTER AVENUE



JUNE 9:00AM



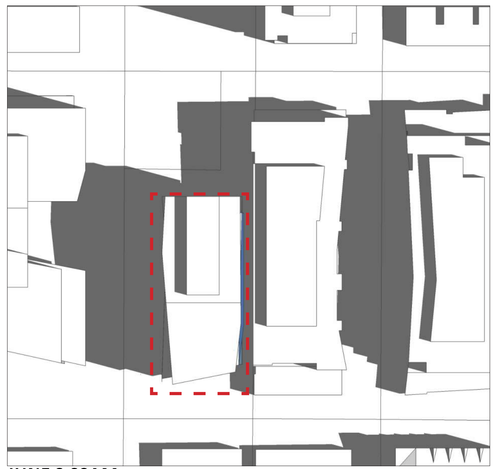


C / SHIFTY STACK SCHEME

	POTENTIAL MHA ZONING ENVELOPE	
TOTAL CHARGEABLE GROSS FLOOR AREA	198,798	GSF
3.5% MECHANICAL ALLOWANCE PER 23.48.020.D.1.C	6,958	GSF
GROSS FLOOR AREA	191,840	GSF
TOTAL SITE AREA	23,980	SF
FAR	8.0	
OPEN SPACE PER 23.48.250.B	3,976	SF
USABLE OPEN SPACE PER 23.48.240.G.1.C	1,789	SF

C

CURRENT CODE



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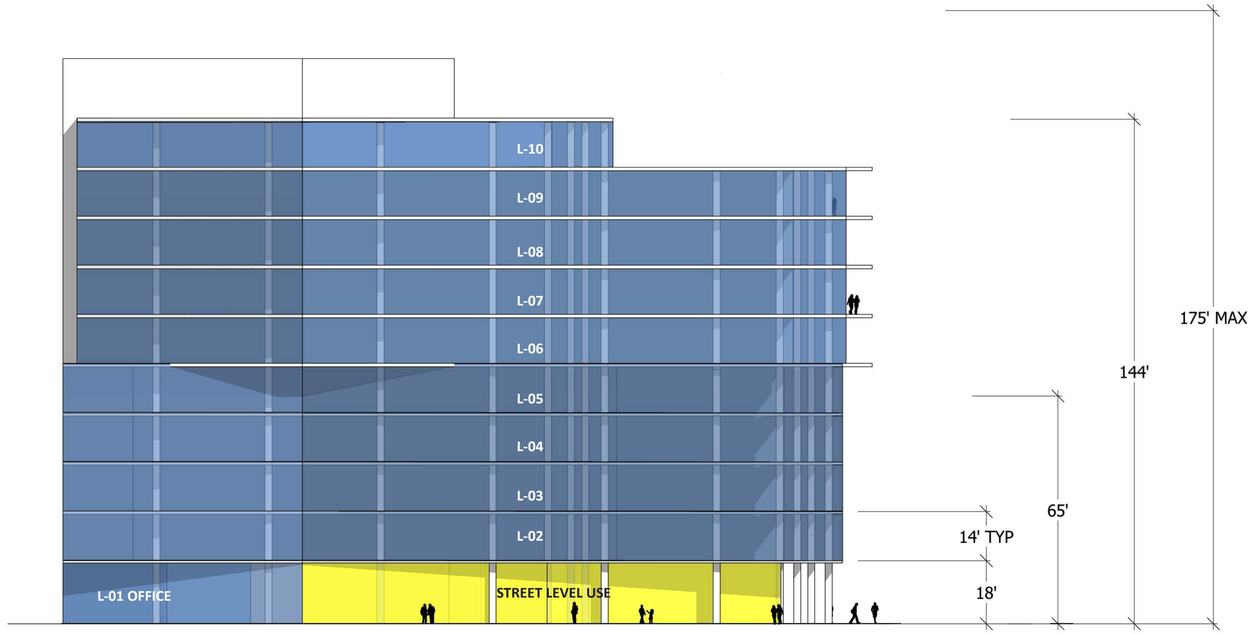


C / SHIFTY STACK SCHEME

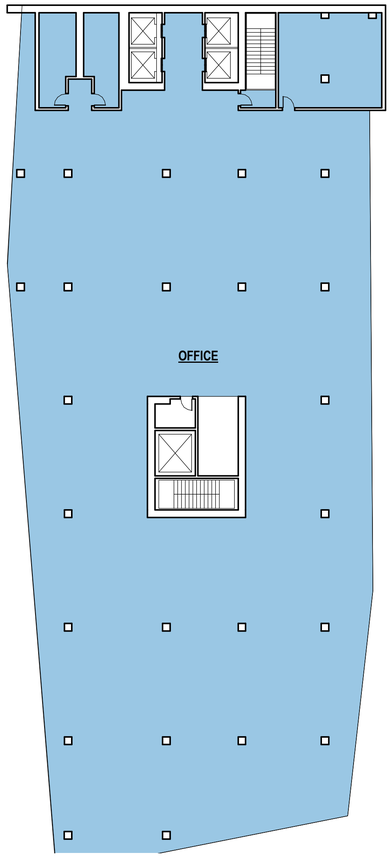
	CURRENT CODE	
TOTAL CHARGEABLE GROSS FLOOR AREA	173,948	GSF
3.5% MECHANICAL ALLOWANCE PER 23.48.020.D.1.C	6,088	GSF
GROSS FLOOR AREA	167,860	GSF
TOTAL SITE AREA	23,980	SF
FAR	7.0	
OPEN SPACE PER 23.48.250.B	3,479	SF
USABLE OPEN SPACE PER 23.48.240.G.1.C	1,566	SF

SITE/MASSING OPTIONS **SHIFTY STACK** PREFERRED

C

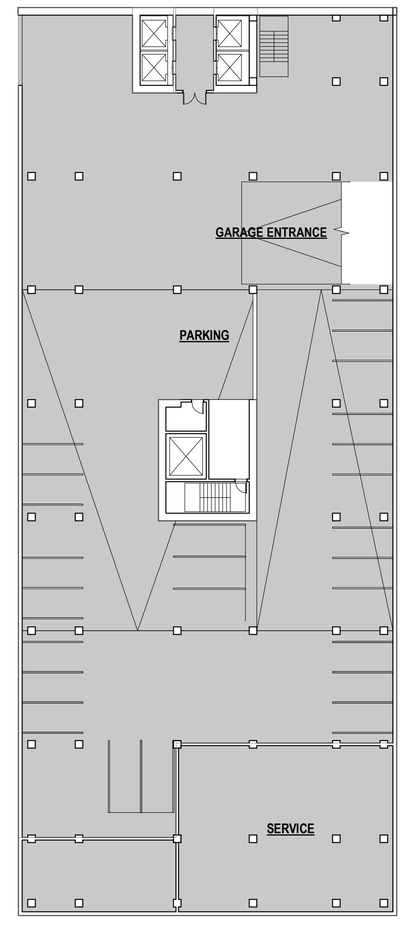
- STREET LEVEL CAMERA VIEWS
- PARKING- BACK OF HOUSE
- RETAIL
- OFFICE

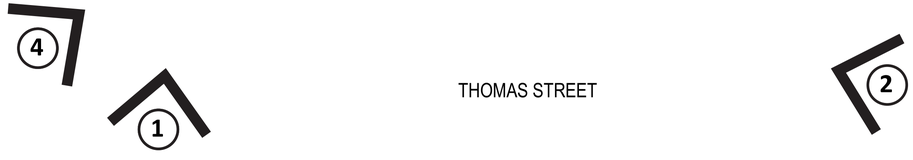
LEVEL TYP

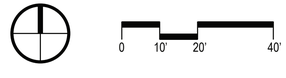


LEVEL 01

LEVEL P1



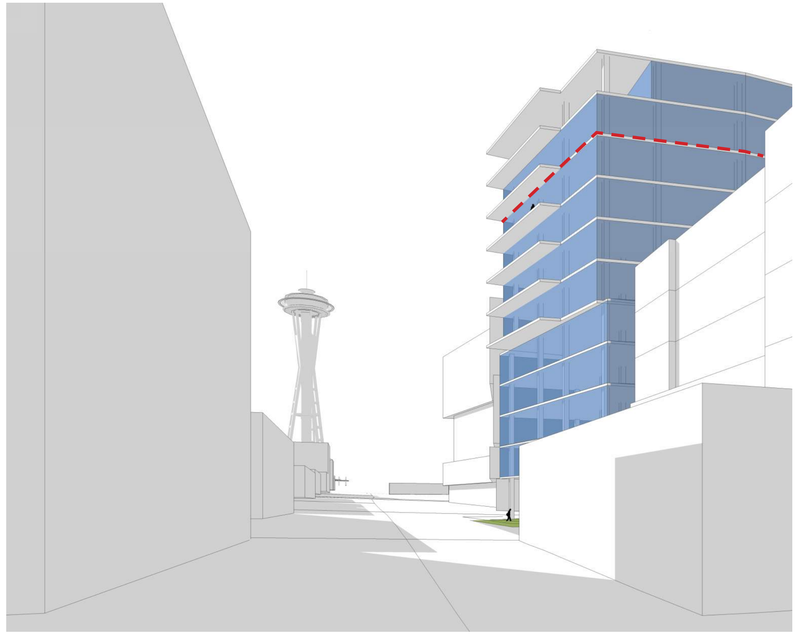




C

POTENTIAL MHA ZONING ENVELOPE

1 VIEW NORTH ALONG DEXTER AVE. N.



2 VIEW ALONG THOMAS ST. FROM 8TH ST.

4 VIEW EAST FROM CORNER OF DEXTER AND THOMAS

SITE/MASSING OPTIONS SHADOW STUDIES

A

POTENTIAL MHA ZONING ENVELOPE

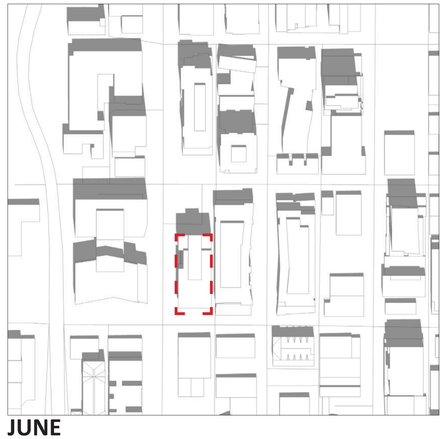
A / PEDESTAL SCHEME

EQUINOX (MARCH/SEPTEMBER)
9:00AM

JUNE
9:00AM

DECEMBER
9:00AM

EQUINOX (MARCH/SEPTEMBER)
12:00PM



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DECEMBER
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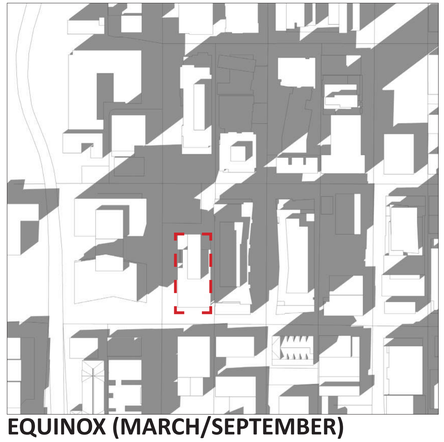

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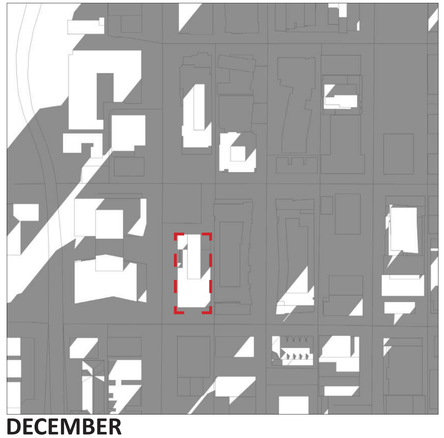

DECEMBER
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SITE/MASSING OPTIONS SHADOW STUDIES

B

POTENTIAL MHA ZONING ENVELOPE

B / CORNER BREAK SCHEME

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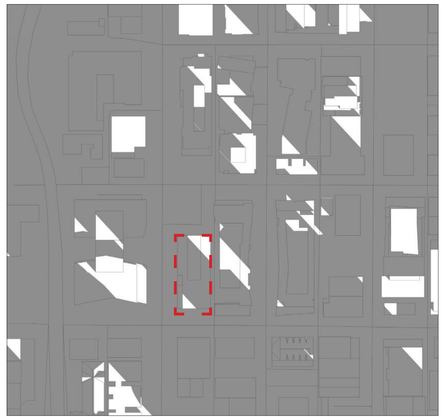
9:00AM

JUNE
9:00AM



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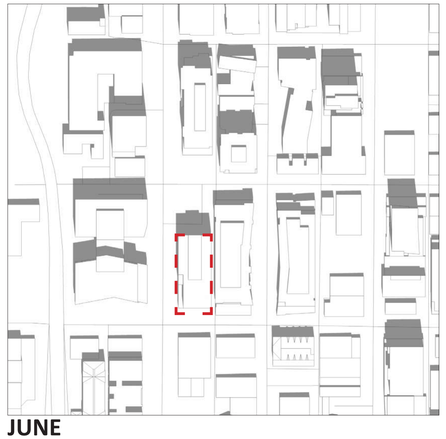

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DECEMBER
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EQUINOX (MARCH/SEPTEMBER)
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JUNE
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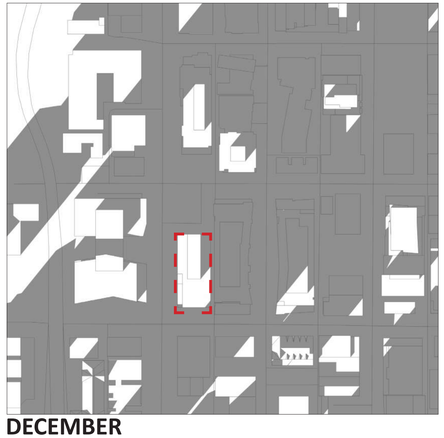


DECEMBER
3:00PM

SITE/MASSING OPTIONS SHADOW STUDIES

C

POTENTIAL MHA ZONING ENVELOPE

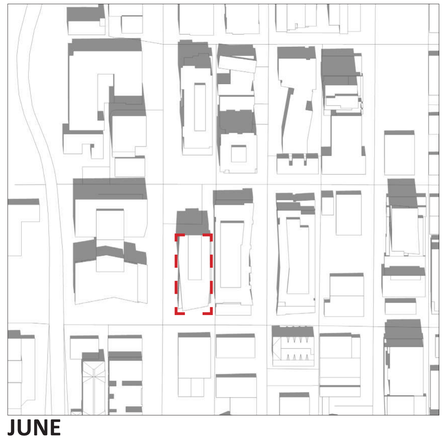
C / SHIFTY STACK SCHEME

EQUINOX (MARCH/SEPTEMBER)
9:00AM

JUNE
9:00AM

DECEMBER
9:00AM

EQUINOX (MARCH/SEPTEMBER)
12:00PM



JUNE
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DECEMBER
12:00PM

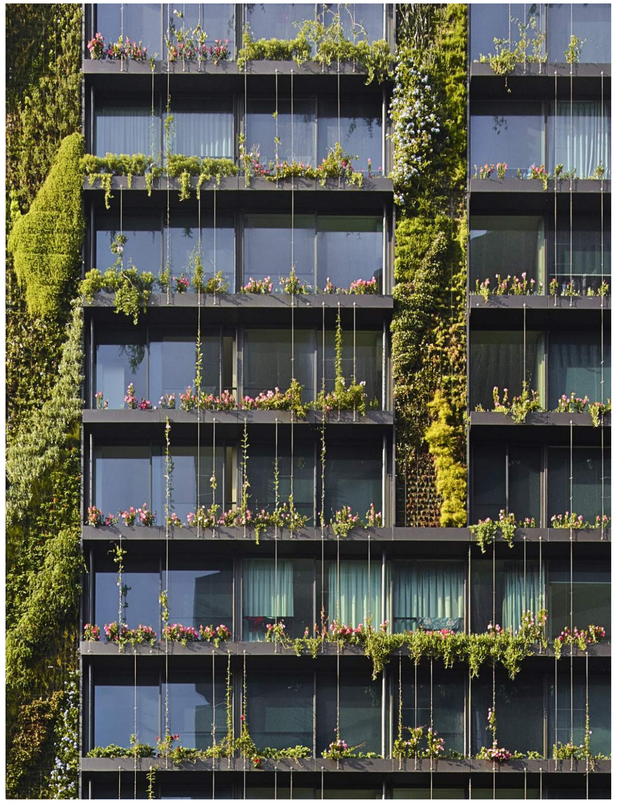
EQUINOX (MARCH/SEPTEMBER)
3:00PM

JUNE
3:00PM

DECEMBER
3:00PM

6 PRECEDENT IMAGES

PRECEDENT STUDIES IMAGES



GREEN BALCONIES

FACADE ARTICULATION

CORNER EMPHASIS

COMPOSITION

FACADE ARTICULATION

PRECEDENT STUDIES IMAGES

GREEN BALCONIES

CORNER EMPHASIS

FACADE ARTICULATION

FACADE ARTICULATION

7 POTENTIAL DEPARTURES

DEPARTURE UPPER LEVEL FACADE MODULATION

1 Departure 1: SMC 23.48.245.D Façade Modulation

SMC Requirements

D. Facade modulation. For all structures with non-residential uses exceeding 85 feet in height, facade modulation is required for the street-facing portions of a structure located within 15 feet of a street lot line and exceeding the podium height specified for the lot on Map A for 23.48.245. No modulation is required for portions of a facade set back 15 feet or more from a street lot line.

1) The maximum length of a facade without modulation is prescribed in Table B for 23.48.245. This maximum length shall be measured parallel to each street lot line, and shall apply to any portion of a facade, including projections such as balconies, that is located within 15 feet of street lot lines.

2) If a portion of a facade that is within 15 feet of the street lot line is the maximum length permitted for an unmodulated facade, the length of the facade may be increased only if additional portions of the facade are set back a minimum of 15 feet from the street lot line for a minimum distance of 40 feet. If the required setback is provided, additional portions of the facade may be located within 15 feet of the street lot line.

Departure Summary

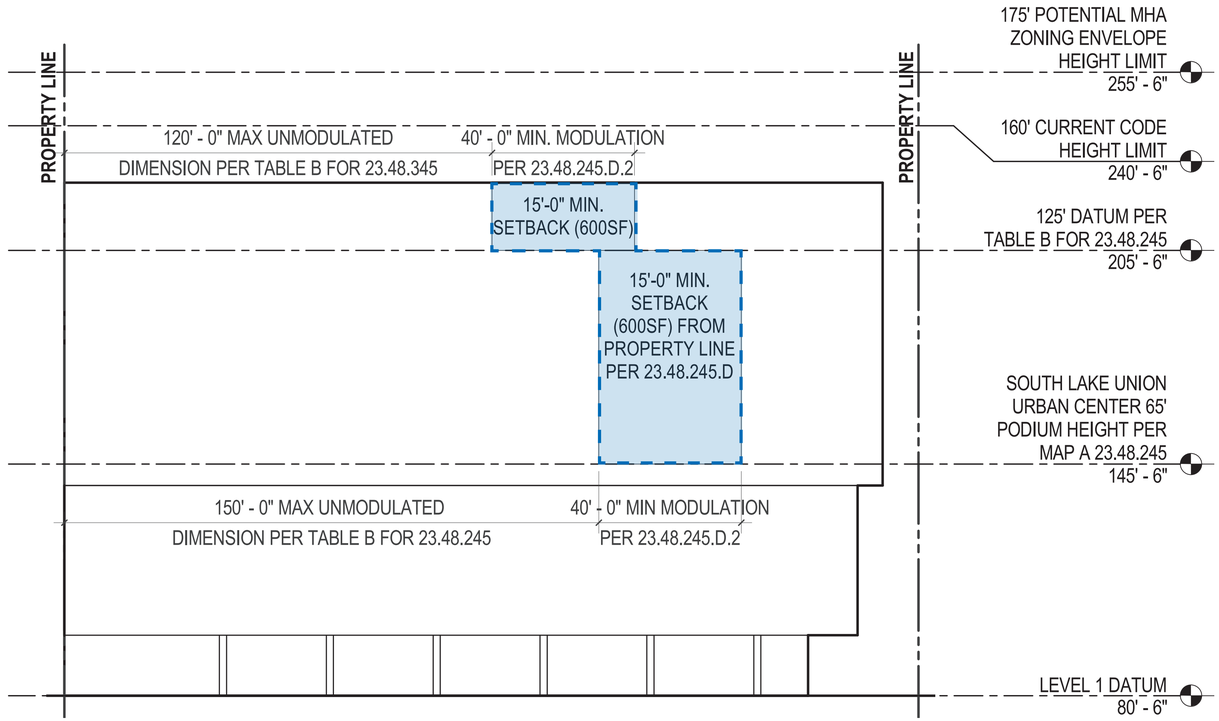
Provision limits the unmodulated façade length above the podium to 150 feet and above 125 feet to 120 feet in length, and establishes a 15 foot setback for 40 feet in length as the minimum needed to establish a break in the unmodulated façade.

Design Proposal

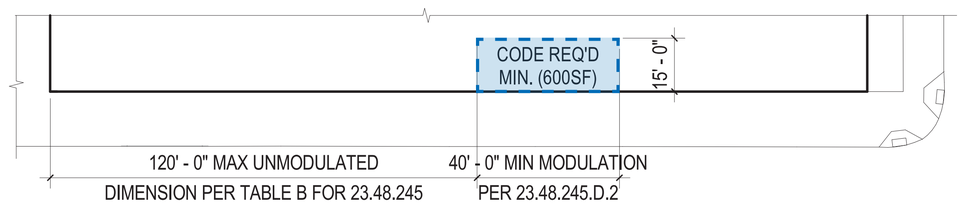
Rather than the uniform 15ft minimum setback required by code, depth varies from 4ft offset at north to 13ft offset at south, averaging 9ft. The angled modulation provides 780sf of setback per level above 65ft, and 940sf per level above 125ft, while the code provides 600sf of setback per level. The project team requests that the required upper level facade modulation be based on a reduced average depth and an increased length and area as described.

Justification

The project team is requesting an angled modulation which is of shallower average depth but greater length than the required 15’ x 40’ modulation. This allows greater flexibility in the creation of a large massing gesture across the western facade. In addition, the proposal relieves the burden of a full 15-foot setback on an already extremely narrow site, which improves the viability of office floorplates and reduces pressure to grow the building massing to the south.

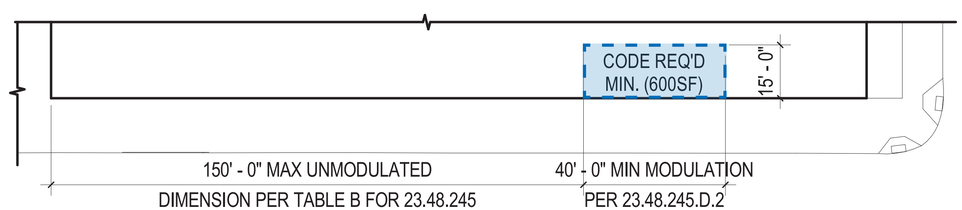


SOUTH LAKE UNION URBAN CENTER CODE PRESCRIBED MODULATION REQUIREMENTS



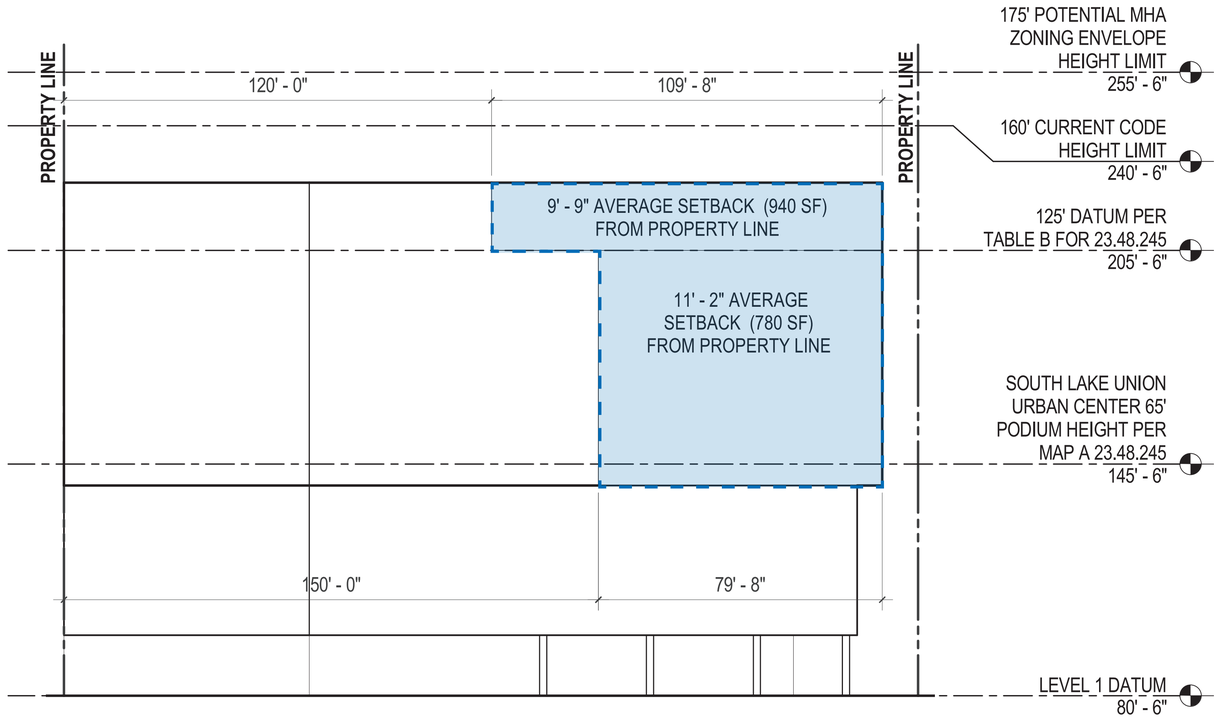
= 600 SF/FL

CODE PRESCRIBED MODULATION REQUIREMENTS - LEVEL 10 PLAN, WEST FACADE

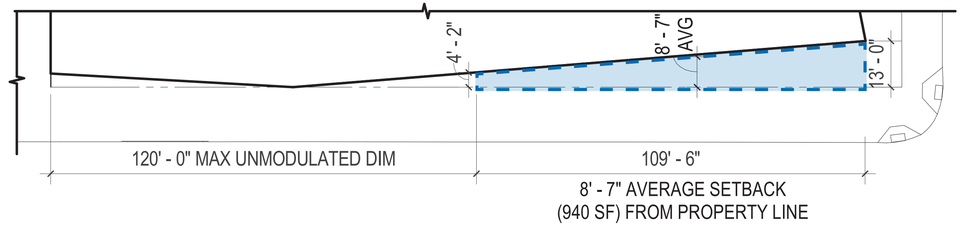


= 600 SF/FL

CODE PRESCRIBED MODULATION REQUIREMENTS - LEVEL 8 PLAN, WEST FACADE

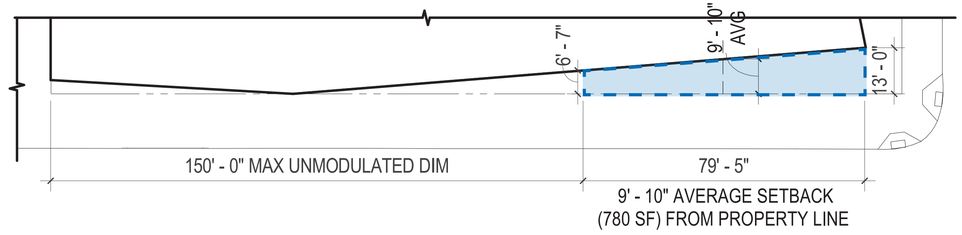


PROPOSED COVERAGE MAINTAINING MINIMUM OPEN SPACE



= 940 SF/FL

PROPOSED FACADE MODULATION - LEVEL 10 PLAN, WEST FACADE



= 780 SF/FL

PROPOSED FACADE MODULATION - LEVEL 8 PLAN, WEST FACADE

DEPARTURE PODIUM FLOOR AREA LIMITS

2 Departure 2: SMC 23.48.245.B.4.b; Podium floor area limits

SMC Requirements

4. Podium standards. The standards for podiums apply only to structures or portions of structures that include a tower that is subject to a floor area limit

b. Podium floor area limits. For the podiums of structures with residential uses that exceed the base height limit established for the zone under subsection 23.48.225.A.1 and for structures with non-residential uses that exceed a height of 85 feet, the average floor area coverage of required lot area, pursuant to subsection 23.48.245.A, for all the stories below the podium height specified on Map A for 23.48.245, shall not exceed 75 percent of the lot area, except that floor area is not limited for each story if the total number of stories below the podium height is three or fewer stories, or if the conditions in subsection 23.48.245.B.4.c apply. [Conditions do not apply.]

Departure Summary

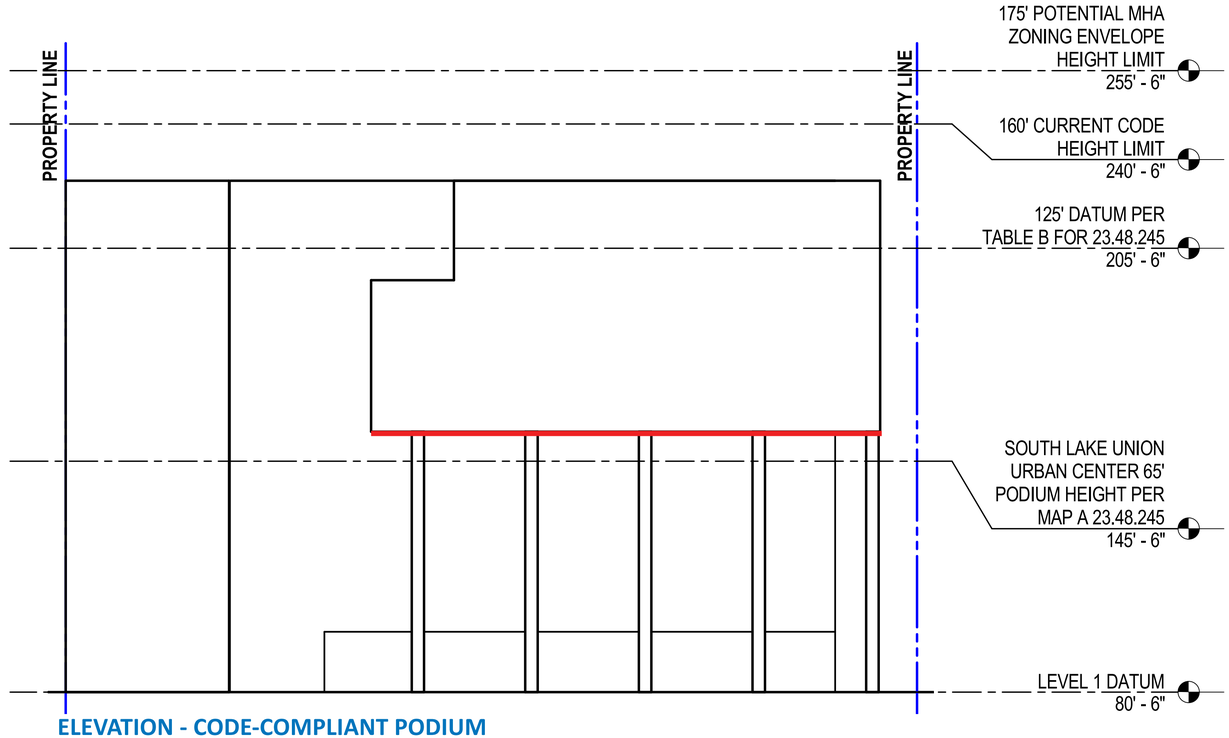
Provision limits average podium floor plates (below 65 feet) to 75% of lot coverage.

Design Proposal

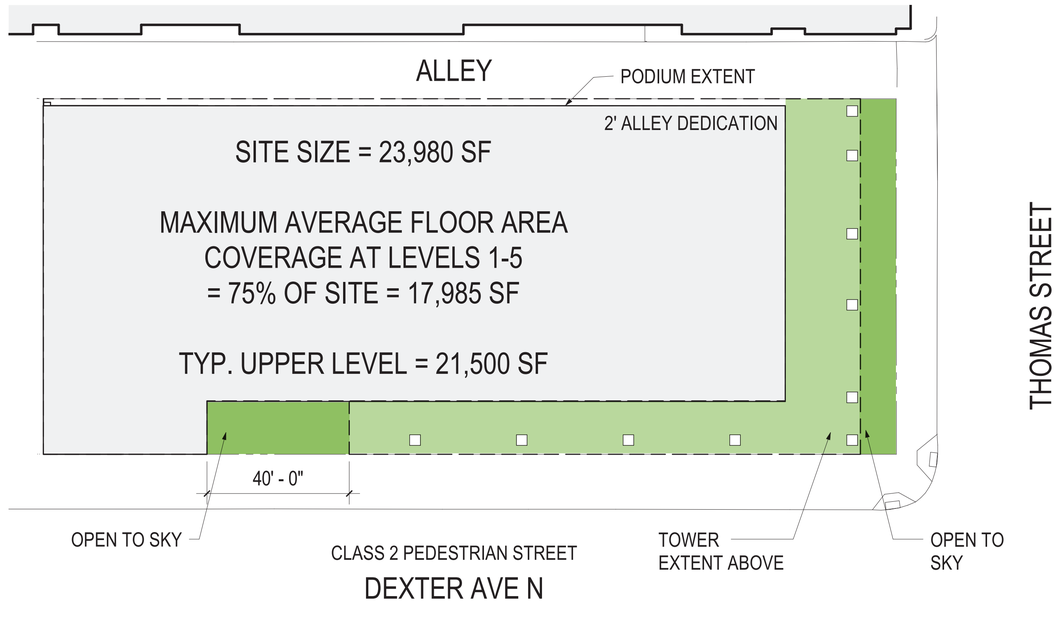
Proposed design exceeds the podium floor area limits imposed by this section. Design team requests a departure from the limits established in SMC 23.48.245.B.4.b, and that areas of podium-level floors be instead limited by the open space requirements for office uses in South Lake Union Urban Center.

Justification

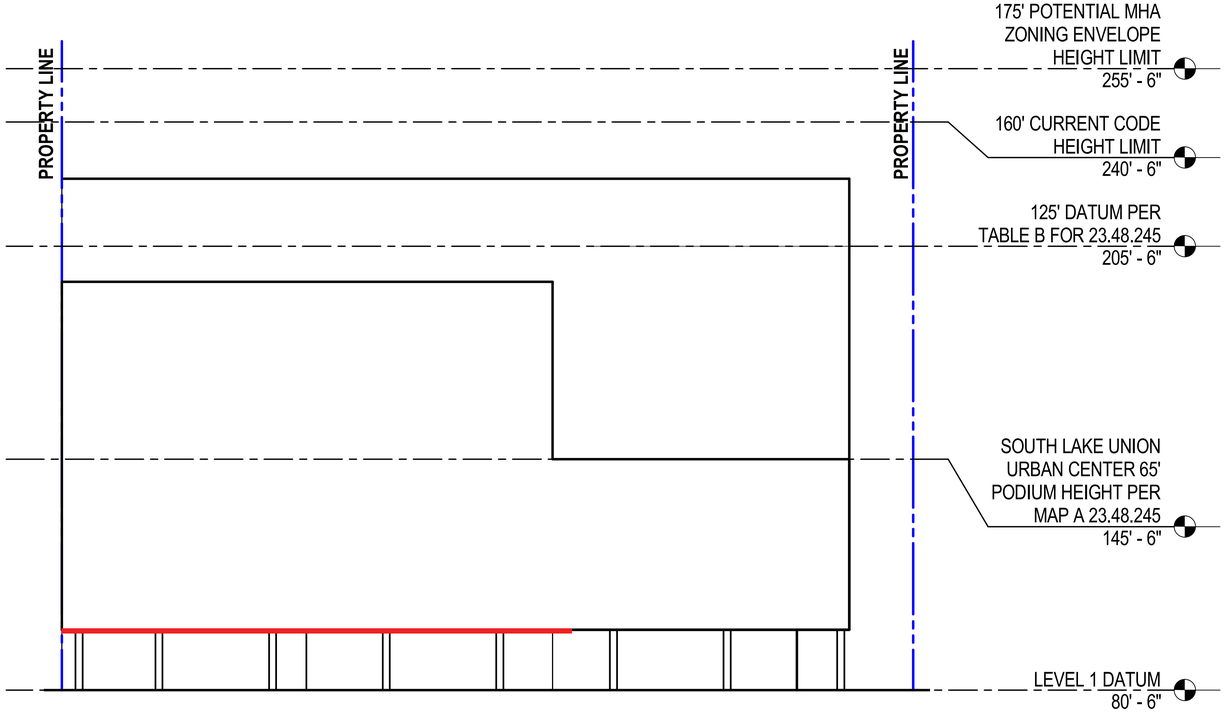
Due to our small lot size of just under 24,000 sf, this provision would force podium floorplates to be smaller than the tower floorplates above, limiting lower plates to just under 18,000 sf in size. This forces larger upper level floorplates to cantilever over the podium plates, which creates real structural difficulties, and limits upper level sculpting and massing opportunities.



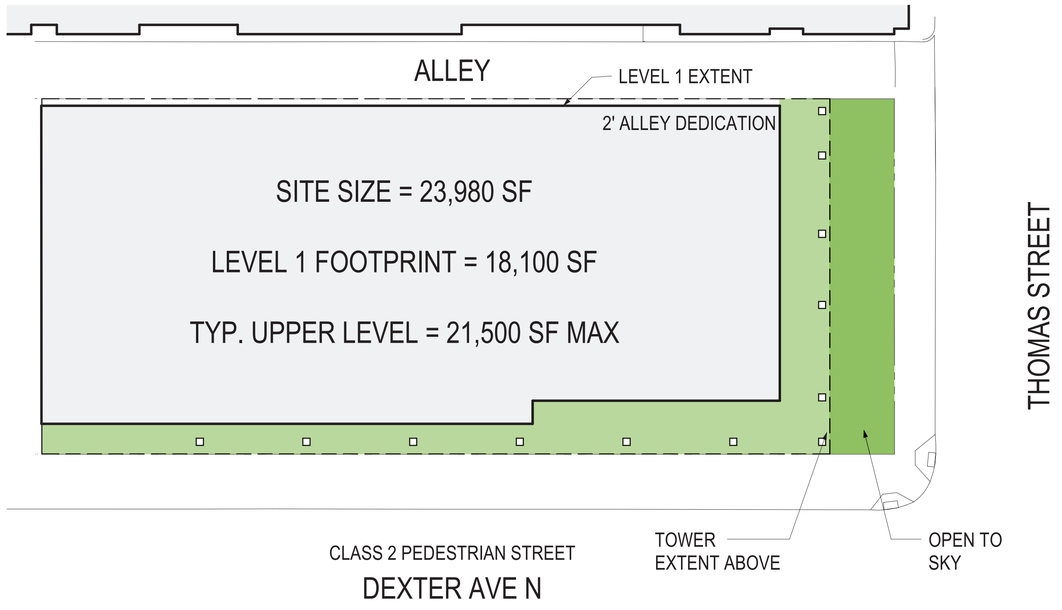
ELEVATION - CODE-COMPLIANT PODIUM



LEVEL 01 PLAN - CODE-COMPLIANT PODIUM



ELEVATION - NO PODIUM COVERAGE LIMIT



LEVEL 01 PLAN - NO PODIUM COVERAGE LIMIT